ST. JOHN'S URBAN RENEWAL PROJECT

Project No. UR NJ 2-2

PART I REVISED

APPLICATION FOR LOAN AND GRANT

CITY OF JERSEY CITY

Hudson County, New Jersey

REDEVELOPMENT AGENCY

Albert A. Fiore
  Chairman
David A. Dineen
  Vice-Chairman
Marcus E. Carpenter
James F. Kennedy
Walter G. Scott
James S. Young

Prepared by the
JERSEY CITY REDEVELOPMENT AGENCY
with the assistance of the
JERSEY CITY DIVISION OF PLANNING

DEVELOPMENT STAFF

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  Jersey City Redevelopment Agency
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  City of Jersey City
Alvin E. Gershen
  Planning Advisor

ST. JOHN'S URBAN RENEWAL PROJECT

Project No. UR N.J. 2-

P A R T I

Revised

APPLICATION FOR LOAN & GRANT

Revised
September 1965
March, 1966

CITY OF JERSEY CITY

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MAYOR

John F. Moriarty
Business Administrator

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ST. JOHN'S URBAN RENEWAL PROJECT

Project No. UR N.J. 2-2

P A R T I

Revised

APPLICATION FOR LOAN & GRANT

TABLE OF CONTENTS

The code numbers appearing in the first column are in conformity with the previous submissions of this project. For reference, the presently used code numbers are listed in the second column:

Code No. In Conformity With Previous Submissions	Code No. Under Present System	Item
R-301	R-201	Form H-612, Application for Loan and Grant submitted herewith.
R-303	*R-202	*Request for Determination of Labor Standards.
R-304	*R-203	*Project Photographs
-	*R-211	*Community Requirements Data
R-302	R-212	Project Area Report, A new Form, H-6120 submitted herewith.
R-311	R-213	Revised Redevelopment Plan.
R-312-316	R-214	Report on Planning Proposals.
R-331-337	*R-222	*Land Acquisition Report
R-341-342 R-351	*R-223	*Report on Relocation Plan and Living Space for Minorities
R-321	R-224	Project Improvements Report
R-361-365	R-225	Land Disposition Report
R-371-378	R-226	Cost Estimate & Financing Report
R-381-382	* -	*Report on Local Plans & Programs
R-391-394	R-231	Legal Data
-	-	Exhibits

* These code items have not been revised since the approval of the Final Project Report and have not been included in this report. Such items will remain unchanged and in full force.

St. John's
September 1965
Contents

TABLE OF CONTENTS

PROJECT MAPS

Code No. In Conformity With Previous Submissions	Code No. Under Present System	Map No.	Map Name
R-311	R-213	1	Project Boundary Map
R-311	R-213	2	Land Use Plan
R-312, 316	R-214	3	Zoning Plan
R-361, 365	R-225	4	Disposition Plan
R-321	R-224	8	Sewer System
R-321	R-224	9	Water System
R-321	R-224	10	Gas System
R-321	R-224	11	Electric System
R-312, 316 371, 378	R-214, 226	13	Street Layout

Note: Maps No. 5,6,7 and 12 were for previously submitted data. Information contained on them is either presently superfluous or has been incorporated in the above listed maps.

R-201 (R-301) APPLICATION FOR LOAN AND GRANT

(Form H-612 follows this page)

St. John's
September 1965
R-201

Form approved
Budget Bureau No. 63-R610.3

R-612
(6-63)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

APPLICATION FOR LOAN AND GRANT

(Slum Clearance and Urban Renewal Program)

PROJECT LOCALITY: Jersey City, New Jersey

PROJECT NAME: St. John's Project Area

PROJECT NUMBER: UR N.J. 2-2

DATE RECEIVED (To be filled in by HHFA)

INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

JERSEY CITY REDEVELOPMENT AGENCY

B. TYPE OF APPLICATION

[X] Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]

[ ] Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

[ ] Initial application

[X] Revision of previously approved application dated February 21, 19 63 for purpose of:

[ ] Change in project area boundaries
[ ] Revision in Relocation Grant
[ ] Revision in Temporary Loan
[ ] Revision in Rehabilitation Grant
[X] Revision in Project Capital Grant
[ ] Other *(Explain)*

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
	$	$
	$ N / A	$
	$	$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No.____, approved by HHFA on N/A, 19___: $____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION: AMOUNT OF CHANGE (+) or (-)
[X] TEMPORARY LOAN	$ 2,836,230.	(-) $ 603,208.
[ ] PROJECT CAPITAL GRANT [X] 2/3 Basis ... 3/4 Basis: [ ] Limited project costs [X] Municipality with population of 50,000 or less [ ] In Redevelopment Area, municipality with population of more than 50,000	$	( ) $ 583,653.
[ ] RELOCATION GRANT	$	( ) $
[ ] REHABILITATION GRANT	$	( ) $

G. PROGRAM [X] Title I of the Housing Act of 1949, as amended to date [ ] Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

NSA DC PC 46-1229

(Over)

H. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman numeral designation as checked on Form H-6120, *Summary of Project Data:* _____

If project is under "disaster area" provisions of Section 111 of Title I, check here: [ ]

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: June 30, 19 67 [1]

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE *(Month and Year)*	COMPLETION DATE *(Month and Year)*
1. Land acquisition	COMPLETE	
2. Relocation of site occupants	COMPLETE	
3. Demolition and site clearance		6/30/67
4. Site preparation, including installation of project improvements		6/30/67
5. Disposition of land in project area		3/31/67
6. Rehabilitation or conservation, to meet project completion requirements		

L. PROJECT AREA BOUNDARIES [2]

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on May, 19 59.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 15 day of March, 19 66.

[SEAL]

JERSEY CITY REDEVELOPMENT AGENCY
Corporate Name of Applicant

By _____
Signature

EXECUTIVE DIRECTOR
Title

611 SUMMIT AVENUE
Address

JERSEY CITY, NEW JERSEY 07306
City, State, and ZIP Code

[1] For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.

[2] For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

R-202 (R-303) REQUEST FOR DETERMINATION OF LABOR STANDARDS

(Previously Submitted)

St. John's
September 1965
R-202

[illegible] (1-[illegible]) [illegible]

(Technically [illegible])

[illegible]
[illegible]
[illegible]

SUMMARY OF PROJECT AREA DATA

Boundary Revisions

There are no provisions for boundary revision [illegible] revised Urban Renewal Plan.

Map of Project Area and Immediate Surrounding Area

A. Map No. 1, Project Boundary Map, dated May [illegible] shows the boundaries of the project area, [illegible] n cleared except for [illegible]

Block 591 - Lot 8A
Block 628A- Lots M, S1, S2; and S3

B. Map No. 2 Land Use Plan, dated May, 1959, [illegible] August 1965, shows the proposed land use [illegible] project area. There is no conservation [illegible] contemplated for the project area.

[illegible]

A. Form H-6120 is attached hereto for [illegible] This form was previously submitted [illegible] form is labeled "Not Applicable".

B. Basis for Data Reported on Form H-6120

Not Applicable

C. Determination of Predominantly [illegible] sidential Char[illegible]

Not Applicable

D. Sizeable Area Not Meetin[illegible] Distribution of Dwelling [illegible] Test

[illegible]

[illegible] ity of the [illegible]ject Under [illegible]

Not Applicable

2. When Clearance and Redevelopment are Proposed

Not Applicable

Form approved
Budget Bureau No. 60-R064.4

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SUMMARY OF PROJECT DATA
(Urban Renewal Program)

PROJECT LOCALITY: Jersey City, New [illegible]
PROJECT NAME: St. John's Project
PROJECT NUMBER: UR N.J. 2-2
CONGRESSIONAL DISTRICT IN WHICH PROJECT AREA IS SITUATED: [illegible]

INSTRUCTIONS: *Place original and 2 copies in Binder No. 1, and one copy each in other binders.*

A. SUMMARY OF PROJECT ELIGIBILITY *(Check one; see Urban Renewal Manual, Chapter 3-2)*

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
[ ] I	Predominantly residential	Built up	Any
[ ] II	Predominantly residential	Predominantly open land	Any
[ ] III	Not predominantly residential	Built up	Predominantly residential
[ ] IV	Not predominantly residential	Predominantly open land	Predominantly residential
[ ] V			
[ ] VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ] VII College, University, or Hospital	Any	Built up	Any
[ ] VIII College, University, or Hospital			
[ ] IX	-	Open land	Predominantly residential
[ ] X	-	Open land	Not predominantly residential
[ ] XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ]			

NOT APPLICABLE

B. KIND OF TREATMENT OF AREA

[ ] CLEARANCE AREA ONLY *(Complete Blocks C, F, and G)*
[ ] CONSERVATION AREA ONLY *(Complete Blocks C, H, and I)*
[ ] COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS *(Complete Blocks C through I)*

September 1, 1965
Date

Jersey City Redevelopment Agency
Local Public Agency

Block J. submitted for this project on _____, 19____

☐ See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
1. Overcrowding or improper location of structures on the land	
Conversions to incompatible types of use, such as roominghouses among family dwellings	NOT APPLICABLE
3. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	
4. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	
5. Unsafe, congested, poorly designed, or otherwise deficient streets	
6. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	
7. Significant environmental	

DATA ON PROJECT AREA

(Complete this page only if project area includes both clearance and conservation sections)

[illegible]METER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

[illegible]ll be shown to nearest tenth of an acre. Total area within perimeter boundaries of the proje[illegible] for, excepting only any interior areas which have been excluded from the project area. Meani[illegible] identical with those in Urban Renewal Manual, Ch. 3-2, and criteria for "Building Deficiencies" in [illegible]

ITEM	ACREAGE						BUILDINGS		[illegible]
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION				
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED	TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS						
[illegible]									
[illegible], Alleys, Public [illegible]-Way, Total									
[illegible]portation									
[illegible]									
[illegible] Streets, Alleys, Public Rights-of-Way									
[illegible]ercial, Total									
[illegible]									
[illegible]ustrial, Total									
[illegible]									
[illegible] Unimproved [illegible] included in [illegible], or c above									

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER [illegible] TREATMENT YET DETE[illegible]
[illegible] of Parcels With					
[illegible]					
[illegible]ial Buildings					
[illegible]ial Buildings					
[illegible] Units					
[illegible] With Deficiencies					
[illegible] Buildings					

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

[illegible] CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

[illegible] shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Ur[illegible] [illegible], Chapter 3-2, and criteria for "Building Deficiencies" in Chapter 3-1)

ITEM	ACREAGE						CONDITION OF BUILDINGS			
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	[illegible]	[illegible]
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED				
		WITH BLOCK OR STREETS	WITHOUT IMPROVEMENTS							
Alleys, Public Way, Total										
[illegible] Transportation										
[illegible] Streets, Alleys, Public Right-of-Way										
[illegible] Residential, Total										
[illegible] Building Purposes			NOT APPLICABLE							
[illegible]										
[illegible] or Semipublic										
[illegible] Unimproved [illegible] included in [illegible] above										

[illegible] PLANNED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	[illegible]
[illegible] (In Acres) of Parcels With [illegible]					
[illegible] Buildings					
[illegible] Residential Buildings					
[illegible] Residential Buildings					
[illegible] Units					
[illegible] Buildings With Deficiencies					

DATA ON CONSERVATION AREA, OR CONSERVATION SECTIONS OF PROJECT AREA

H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Chapter 3-2, and criteria for "Building Deficiencies" in Chapter 3-1)

ITEM	ACREAGE						CONDITION OF BUILDINGS		
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
		WITH BLOCKS OR STREETS	W/OTHER IMPROVEMENTS						
Streets, Alleys, Public Rights-of-Way, Total									
a. Major Transportation									
(1) With Federal Highway Aid									
(2) Without Federal Highway Aid									
Other Streets, Alleys, Public Rights-of-Way									
Residential, Total									
a. Dwelling Purposes									
b. Related Public or Semipublic Purposes			NOT APPLICABLE						
Nonresidential, Total									
a. Commercial									
b. Industrial									
c. Public or Semipublic (Institutional)									
Open or Unimproved Land Not Included in Sec. b, or c Above									

CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	[illegible]
1. Area (in Acres) of Parcels With a. Dwelling					
2. All Buildings					
a. In Buildings With Deficiencies					
b. In Standard Buildings					

I. Purpose of Revision

It is the purpose of this revision to change the [illegible] use of the strip of land along Newark Avenue between [illegible] and Kennedy Boulevard (with the exception of that portion [illegible] presently occupied by the Five Corners Library), from public [illegible] proposed in the previous Redevelopment Plan, to residential. In line with this, the permitted uses in the Redevelopment Plan [illegible] revised to provide for housing along this strip.

II. JUSTIFICATION OF THE PROPOSED REVISION

After intensive study by the Division of Planning of the City of Jersey City and the Redevelopment Agency, it was [illegible] that housing with ancillary limited local business uses located within the residential structure, would be a more appropriate use for portions of the land remaining in the Newark Avenue strip. The previous Redevelopment Plan called for public uses along the entire length of the strip. During the interval of time since the previous Redevelopment Plan was approved, the nature of the demand for that type of public development has been reclarified and changed. It has also become apparent through experiences in other residential projects in Jersey City and Hudson County, that a great demand exists for dwelling units in well-located well-designed and well-equipped apartment houses. Such a development would prove beneficial to the remainder of the residential portion of the Project Area as well as providing a stabilized, completed [illegible] of residential buildings in an attractive landscaped setting.

JUSTIFICATION OF CONTROLS TO BE ESTABLISHED

The controls, as established in the [illegible] ment Plan are substantially the same as those of [illegible] pertain to density, coverage, height requirements [illegible] new controls of a minor nature are to be provided.

[illegible]

[illegible]

[illegible] maintain the building, for [illegible]s, skylights, may be erected [illegible] height limits herein prescribed, but no penthouse or roof structure or any space above the height [illegible] additional floor space for residential use.

iv. Density

Maximum family density for the not residential area shall be 110 families per acre.

v. Off-Street Parking

The minimum parking availability shall be 67% of dwelling units constructed. In the event that the structures are financed under CFA Senior Citizens Housing Programs the minimum parking requirement shall be [illegible].

vi. Set-Back Requirements

Buildings shall be set back a minimum of 20 feet from the property line of Newark Avenue, and a minimum of 50 feet from Kennedy Boulevard. This set back is to accommodate any possible future widening of Newark Avenue. No parking beyond set-back line.

2. Public Re-Use Area

i. Permitted Uses

Permitted uses shall be those [illegible] cultural enlightenment of the [illegible] public library [illegible]

[illegible]

[illegible] and in [illegible]

[illegible]

[illegible] may be made for [illegible]

with the approval of the Agency.

3. To limit speculation in land in the Project Area, [illegible] Redeveloper shall agree not to sell, lease, [illegible] Project, without the prior written consent of the Jersey City Redevelopment Agency, which consent [illegible] such terms and conditions as such Agency deem [illegible] advisable to limit such speculation. This shall [illegible] covenant running with the land.

4. The Redeveloper shall be required to submit his [illegible], specifications and such other information as shall [illegible] [illegible] development of the Project. In its determination [illegible] Redevelopment Agency shall refer such plans to the [illegible] of Planning of the City of Jersey City for its [illegible] tions. The development of structures, buildings, [illegible] areas, playgrounds and landscaping will be the [illegible] bility of the Redeveloper and will be subject to [illegible] supervision of the Redevelopment [illegible]

EXHIBIT A

BOUNDARY DESCRIPTION

Located in the City of Jersey City, Hudson County, New Jersey, and described as follows:

BEGINNING at the intersection of the north line of Newark Avenue and the east line of John F. Kennedy Memorial Boulevard (formerly Hudson County Boulevard); thence northerly along the said east line of Kennedy Boulevard to the south line of Van Winkle Avenue; thence easterly along the said south line of Van Winkle Avenue to the east line of Huron Avenue, thence northerly along said east line of Huron Avenue to the south line of St. Paul's Avenue; thence easterly and southeasterly along the said south line of St. Paul's Avenue to the west line of Summit Avenue; thence southerly along the said west line of Summit Avenue to the north line of Newark Avenue; thence westerly along said north line of Newark Avenue to the east line of Kennedy Boulevard which is the point or place of BEGINNING.

Except that the following properties are specifically excluded from the [illegible] Area:

- Block 628A - Lots M, S1, S2, and S3

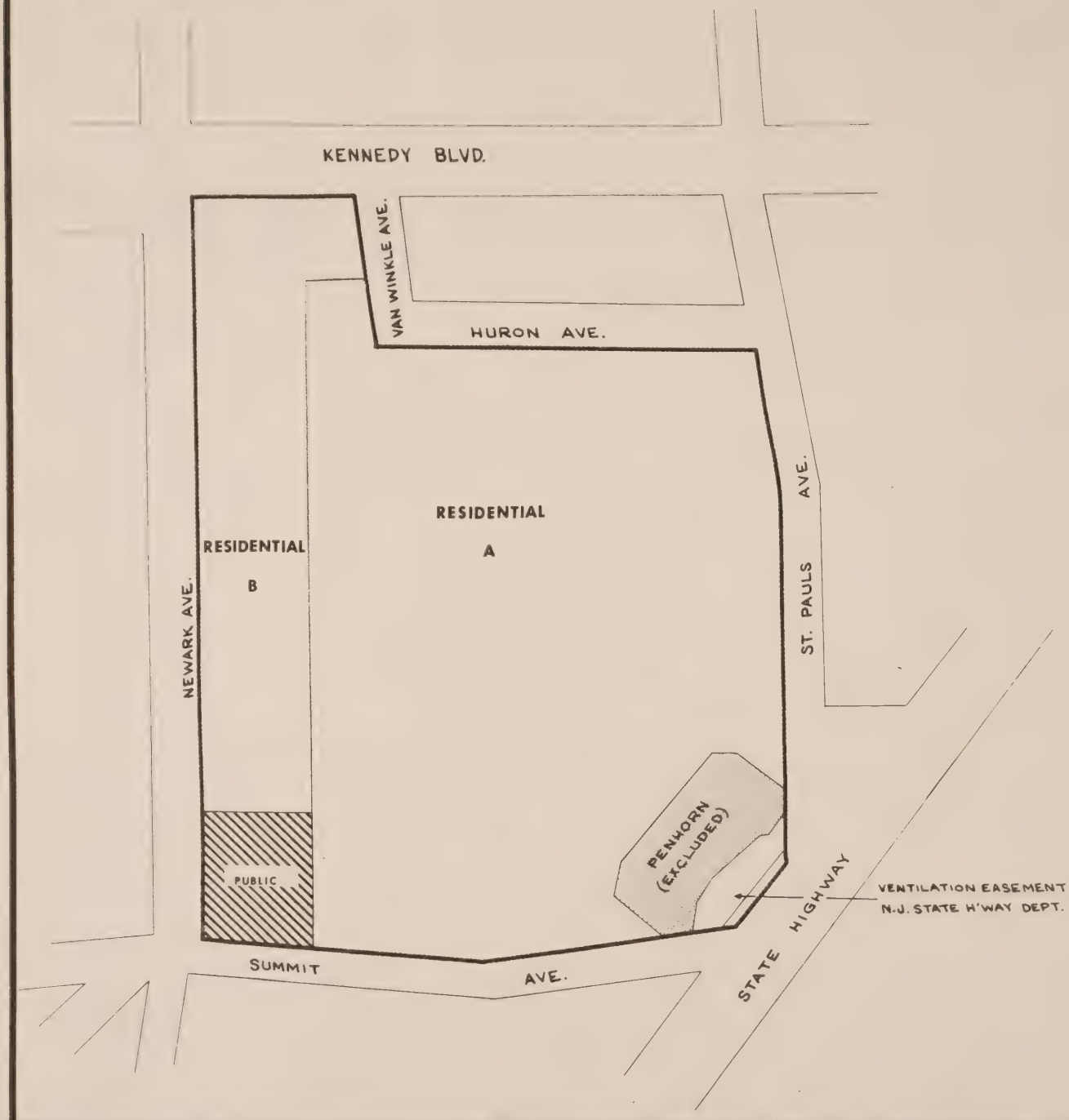
St. John's
[illegible]
[illegible]

PROJECT BOUNDARY MAP

MAP I REDEVELOPMENT PLAN

ST. JOHN'S PROJECT AREA U.R. NO. 2-C
JERSEY CITY REDEVELOPMENT AGENCY
JERSEY CITY, NEW JERSEY

LAND USE PLAN
MAP 2



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

LEGEND

PROJECT BOUNDARY

PUBLIC

RESIDENTIAL

REVISED: AUGUST 1965

CODE NO. R-213

R-214(R-312-316) REPORT ON PLANNING PROPOSALS

St. John's
September 1965
R-214

R-214 (R-312-316) REPORT ON PLANNING PROPOSALS

1. Report on Plan Revisions

A. Change in Land Use

Under the proposed revision in the Redevelopment Plan the land use along the Newark Avenue Strip (adjacent to Newark Avenue between Summit Avenue and Kennedy Boulevard) is changed from public to public and residential. The previously approved Plan called for public uses which would "contribute to the cultural enlightenment of the community". Under this Plan a branch library has already been constructed on the corner of Summit Avenue and Newark Avenue. The remainder of the strip is presently clear of all improvements. It has been deemed advisable to discontinue this use for this remaining portion of the strip. This decision, made after study by the Division of Planning and the Redevelopment Agency reflects important changes which have taken place in the City during the interval of time between the last Plan and this revision. Several reasons for these changes are manifest. Firstly, a new Survey and Planning Application for an area

adjacent to this project has been approved by the Urban Renewal Administration. This project, Journal Square Area, encompasses a major portion of the Central Business District of Jersey City. The planning for this project and the surrounding area will provide for a detailed survey of public and cultural facilities and will specify resources, needs and development plans in terms of center city developments.

Any cultural facilities, therefore, which might have been erected in the St. John's Project Area will not be lost but will be included in the study and development of this surrounding area.

Secondly, an important cultural reuse considered at one time for the strip that of a war memorial has undergone revaluation by the City, which now desires to reserve judgment as to where and with what specific emphasis this community monument would be built.

Finally and most importantly, there is the consideration of the increasing demand for modern dwelling facilities in and adjacent to the major downtown centers of Jersey City. Experience with the Gregory and St. John's Projects have indicated a continuously expanding demand for well built and well designed housing. It is intended in this plan revision, to provide for a high level of residential development to meet these needs.

(7) REPORT ON UNREVISED PLANNING PROPOSALS

No other revisions are contemplated in the Revised Redevelopment Plan. The remainder of this section refers to the previously approved Plan and will serve to present a completed picture of the project as a whole.

* * * * * * * * * * * * * * * *

1. ZONING PROPOSALS

The Project Area is currently zoned for Residential District B in the area designated as Residential Re-Use Area A, and for Business District A in the Newark Avenue strip. For both cases, the term "related limited business" signifies only those uses consistent with high density residential development such as vending machine areas and laundry equipment rooms. Since residential limited commercial and public uses are all allowed in the Newark Avenue strip under present zoning, no changes are required in the project zoning.

The previously submitted Redevelopment Zoning Plan called for Business District B along the Newark Avenue Strip. Present zoning specifies the area to be Business District A. Both of these zones permit business residential and public uses.

The difference is that the B District allows uses of a heavier business nature, and the A District allows business uses of a more localized nature. The present zoning, Business District A permits the uses prescribed in the Revised Plan. Therefore, no change in zoning is required. The new Zoning Plan, Map No. 3, submitted with this Amended Part I Application has merely been changed to conform with the existing zoning pattern.

2. BASIS FOR DETERMINATION OF:

A. Proposed Land Use

1. Residential Re-Use

Most of the land in the Project Area will be devoted to residential use. Situated as it is, adjacent to the Central Business District at Journal Square, the project provides good access to major mass transit, shopping, cultural, and recreational facilities. In addition, easy vehicular access is provided to U.S. Route 1-9 and the Holland Tunnel which links Jersey City and Manhattan. Off-site local shopping will be adequate to serve the project's population and health facilities are well within reach.

2. Commercial Re-Use

Commercial redevelopment is to be confined to those retail uses which are customarily found in residential structures. It is the intent of the Plan to permit a limited amount of ancillary retail space to serve the residents of the building.

3. Public and Semi-Public Re-Use (Related to Residential)

A branch of the Jersey City Public Library has been constructed at the southeast corner of the project. It will serve the twelve hundred odd families in the project area with book lending services and reading rooms.

4. Public and Semi-Public Re-use (Institutional)

No project land is being provided for institutional purposes.

B. Proposed Regulations, Controls or Restrictions To Be Imposed on Properties To Be Acquired

The controls set forth in the revised Redevelopment Plan are based on densities and other regulations applicable to Residential and Business Districts of the Zoning Ordinance of the City of Jersey City. Additional restrictions which are more restrictive than those required by Zoning, have been incorporated into the Redevelopment Plan to assure that the new residential use will be developed with adequate open space, parking areas and service facilities. All controls have been set to encourage optimum development and utilization of land with relation to these objectives and with due regard for high quality urban design.

C. Adequacy of Proposed Zoning and Other Codes and Regulations to Protect the Project Area

1. Zoning

The Residential and Business Districts applied to the Project are adequate to protect the project area and to insure its proper and sound development.

2. Other Codes and Regulations

In addition to the Zoning Ordinance, there are numerous States and Local codes which will apply during and after construction of the buildings in the Project Area. These codes and regulations are considered to be adequate to protect the project area.

D. Modification of Existing Major Streets

The previous Redevelopment Plan contemplated the below listed street patterns to improve traffic conditions and circulation. The Revised Redevelopment Plan incorporates the same pattern. (See Map #13, Street Layout dated August, 1965, Revised March, 1966).

The following streets in the Project are to be vacated under the plan: Frazer Place, Porter Street, Ferris Street, Van Winkle Avenue between Summit and Huron Avenues, Fleet Street, Bevan Street, Van Wart Alley, Holden Lane and Terry Alley. These street vacations are designed to effectuate an advantageous consolidation of the land tracts within the project area and to improve the traffic pattern in and around the area. To facilitate further the traffic flow around the Project Area the

widening of two boundary streets is desirable. Huron Avenue will be widened on its easterly side from Van Winkle Avenue to St. Paul's Avenue; and Summit Avenue will be widened on its westerly side from Newark Avenue to State Highway. In addition, a portion of St. Paul's Avenue will be repaved eastward from Huron Avenue. Finally Kennedy Boulevard is to be repaved, and the carriage-way widened in the future. There are no street grade changes contemplated.

D. Area Within The Perimeter Boundary of the Project which is to be Excluded from the Redevelopment Plan

The following parcel within the perimeter of the Project is excluded from the Redevelopment Plan:

Block 628A - Lots M, S1, S2, and S3

These areas comprise the depressed rail line of Penhorn.

E. Incidental Properties Not To Be Acquired Within The Clearance Section

There are no properties in the project area which are in the not-to-be acquired category.

G. Adequacy of Proposed and Existing to Remain Commercial, Community Recreational and Public Facilities, Including Those Outside of, but Serving the Project Area

1. Commercial

The Project Area is close to extensive commercial and shopping facilities. These facilities are located within the immediate vicinity of the Project Area on Newark Avenue, Summit Avenue and Kennedy Boulevard.

2. Community Facilities

Community Facilities which [illegible] in the surrounding area are [illegible] public.

3. Recreational Facilities

The Project Area is well served by recreational facilit[illegible] In addition, there are now and will be additional play, sitting and landscaped areas within the boundaries [illegible] the project as are called for in the Redevelopment Pl[illegible]

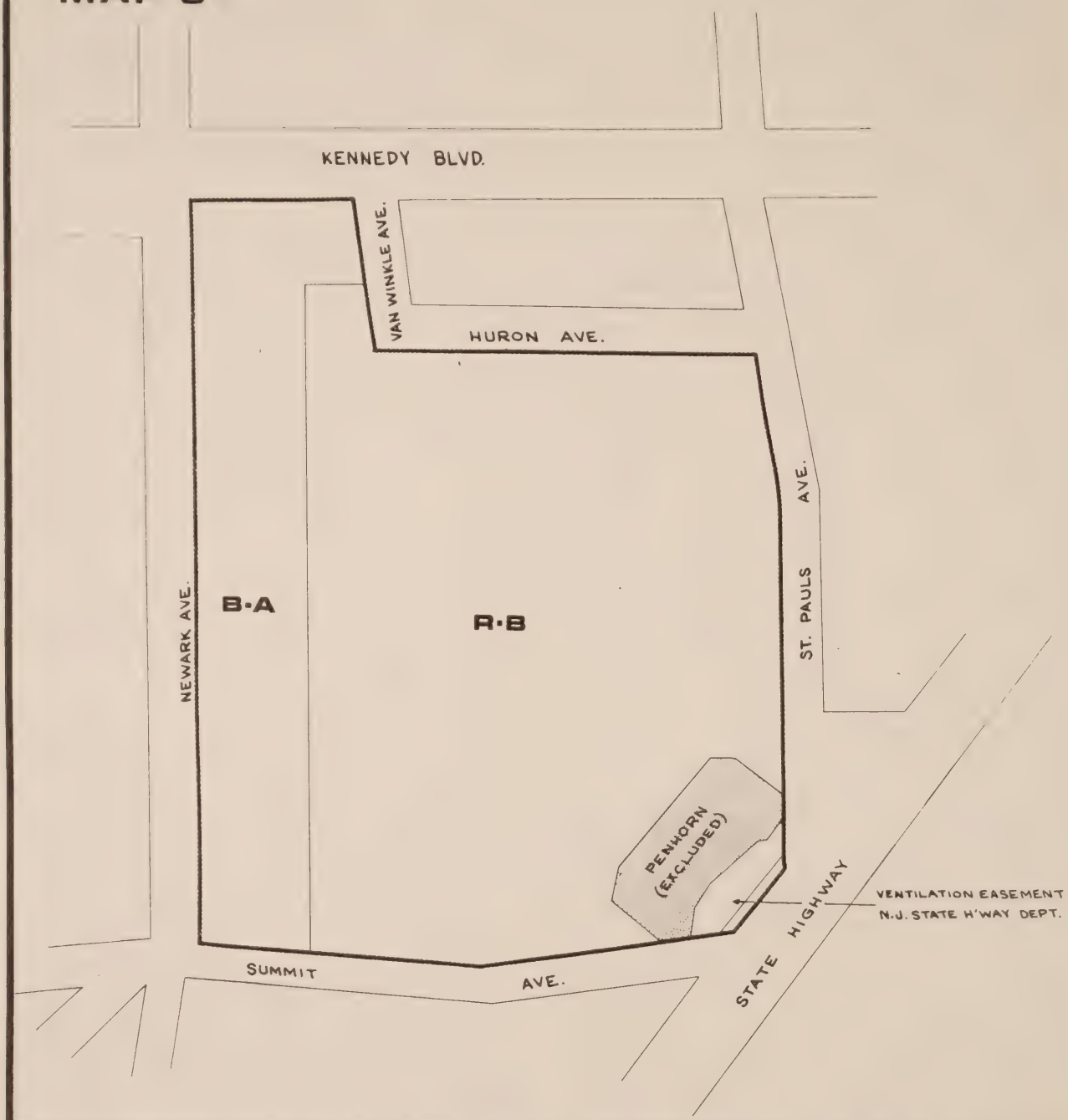
4. Description of Relationship of Planning Proposals to Plans for District, of Which Area is a Part, Covering Land Uses, Thoroughfare, Recreational and Community Facilities and Other Renewal Actions Contemplated.

a. Status of the Plan

A Community Renewal Program is presently in preliminary stages. This program will integrate in [illegible] organized manner all phases of planning for this [illegible] well as other areas of the City. A comprehensive Master Plan Report is being prepared by the Jersey City Division of Planning. The currently proposed Urban Renewal Plan is in accordance with the land use, circulation and community facility elements of that plan.

St. John's
September, 1965
P-214

ZONING PLAN
MAP 3



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

LEGEND

PROJECT BOUNDARY

R-B RESIDENTIAL DISTRICT B

B-A BUSINESS DISTRICT A

REVISED: AUGUST 1965

CODE NO. R-214

7-222 (2-111-117) LAND ACQUISITION [illegible]

(Previously submitted)

[illegible]

[illegible]

(Revised), [illegible]

[illegible] (R-321) PROJECT IMPROVEMENTS [illegible]

The items listed in this section [illegible] all [illegible] [illegible] credit is claimed under the project [illegible] [illegible] Form [illegible].

[illegible]

A. STREETS TO BE WIDENED OR IMPROVED

[illegible]

[illegible]

Summit Avenue is to be wi[illegible] [illegible] between [illegible] and the [illegible] [illegible] the State Highway Right-of-Way. The Local Public Agency claims 50% of the cost of this improvement as a non-cash local Grant-in-aid. Refer to documentation at the end of [illegible]

Total Cost: $27,600.

Huron Avenue and Van Winkle Avenue

Huron Avenue will be widened on its easterly side between Van Winkle and St. Paul's Avenues. Van Winkle will be widened on its southerly side. The plans and quantity estimates for this item are included at the end of this [illegible]ection. The final cost certification for this improvement, Form H-6202, has been previously submitted. The explanation claimed on that form states:

> Widening, paving and improvements in Huron and Van Winkle Avenues provide one improved, combined access street to the project. The St. John's Church [illegible] not to be acquired, [illegible] [illegible] [illegible] greater portion of [illegible] sidewalks were [illegible] side. The impr[illegible]

[illegible]

[illegible]

[illegible]

reducing the credit claimed for [illegible]

Total Cost: $14,638.

3. St. Paul's Avenue

[illegible]

sewer work done in this street the cost of which listed as a separate capital account. The extent of the work done on the new sewer along this street as shown in the plans attached at the end of this section is the same as that for this repaving job. A cost breakdown sheet by the Department of Public Works is attached at the end of this section indicating quantities, unit prices and total costs. In addition, the final cost certification, Form H-6202, has been previously submitted. The Local Public Agency claims 50% of the cost of this work as a non-cash local grant-in-aid.

Total Cost: $45,425.

STREETS TO BE VACATED

Refer to Map No. 13, Street Layout revised March 1966.

1. Frazer Place will be closed northward from Newark Avenue.
2. Porter Street will be closed between Newark Avenue and Van Winkle Avenue.
3. [illegible]
4. [illegible]
5. [illegible]

[illegible]

Avenue.

Van Hart Alle[illegible]

[illegible]

Closing of these streets does not adversely affect traffic flow in the area. These streets had an irregular traffic flow pattern. Furthermore, it was necessary to close these streets so that redevelopment parcels of sufficient size could be created.

IV. CITY OWNED UTILITIES

1. WATER LINE IMPROVEMENTS

Refer to Map No. 9, Water System, Revised March, 1966. Several previously existing water lines have been abandoned, closed, and/or relocated due to project activity. These changes will be documented in forthcoming H-6202 forms to be submitted and are also shown on the Water System, Map 9. In addition, a letter from the Chief of the Water Department attesting to the figures is attached at the end of this section. The Local Public Agency claims 100% of the cost of these improvements as non-cash local [illegible]

[illegible] TIG/TLJ.

2. SEWER LINE IMPROVEMENTS

Refer to Sewer System, Map 8, revised March 1966.

1. St. Paul's Avenue Trunk Sewer

A trunk sewer has been constructed in the bed of St. Paul's Avenue between the west pierhead line and Boulevard to accommodate [illegible] pierhead.

[illegible]

[illegible]

served by a sewer in the bed of Van Winkle Avenue.

[illegible]	[illegible] 144 144	352	[illegible]	[illegible]
[illegible]	159 127 127	413	[illegible]	[illegible]
[illegible]	48 [illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]

[illegible] figure of 220 gallons per person per day for sanitary, the design flow is:

[illegible]

In addition, the area stood vacant for a number of years and during that time consisted almost entirely of grassed areas. A factor of 30% run-off will be assigned to the pre-project area.

After completion, the project area will consist of buildings, concrete parking lots, playgrounds, walk-ways and landscaped areas. It is anticipated that about 20% of the landscaped areas will be in non-paved open space (after deducting streets, paved playgrounds and sitting areas). The run-off factor will be 80% at project completion. The net run-off due for the project, therefore will be

Inasmuch as only a portion of run-off will flow to St. Paul's Avenue, the figure will be cut by 50% to yield a factor of 25%.

Figure for hourly flow of 3 inches peak. The area of the project [illegible] acres. Run-off will be:

[illegible] three buildings of the St. John's [illegible] project. However, [illegible] operation would [illegible] a slightly higher and more standard [illegible] normality rooms of the project were not taken [illegible] [illegible]tations. In this respect, consideration must also be made of [illegible]posed swimming pool contemplated for the project site.

Therefore, for design purposes, a diameter of 24 inches will be used. The cross sectional area for this pipe is 440 square inches.

[illegible] Percentage Credit

To determine the percentage of credit due the project, it will be necessary to compute the effective cross-section of the trunk sewer as installed. Since the trunk sewer was built in non-uniform sections, an average cross-section will be used: (refer to the tabulation at the end of this section).

ITEM	SIZE	AREA	LENGTH	VOLUME
1	68"x106" oval	5760 Sq.in.	1263'	7.85×10^6 sq.in.x[illegible]
2	83"x53" oval	3520	720	2.54×10^6
	76"x4[illegible]" oval	[illegible]	[illegible]	[illegible]
	[illegible] oval	[illegible]	[illegible]	[illegible]
5	53"x[illegible]	[illegible]	[illegible]	[illegible]
6	30 [illegible]	[illegible]	[illegible]	[illegible]

[illegible] Area = $\frac{\text{Total Volume}}{\text{Total Length}}$ [illegible]

[illegible]

[illegible]

[illegible] Cost = $777,272; APW [illegible]

13.5% ($437,272) = $59,032

[illegible]

[illegible] project area has been con[illegible]

[illegible] No. 8, Sewer System, revised March, 1966. Documentation concerning this sewer is attached at the end of this section. A certificate of cost of non-cash local grant-in-aid, Form H-6202, has been submitted for this improvement.

This sewer line runs from Kennedy Boulevard a distance of 490 feet along St. Paul's Avenue and feeds into the St. Paul's Avenue Trunk Sewer. This improvement is a 24" reinforced concrete line which was designed to take the flow from the adjoining three buildings on the project. Inasmuch as a 24 inch reinforced concrete pipe is required [illegible] section (II,B,1. above), this improvement will benefit the project area only, even though it is located on a boundary street. In the event that future improvements are constructed adjacent to the project area a[illegible] Paul's Avenue, additional sewer improv[illegible] and will no[illegible]

Van Winkle Avenue Sewer

Refer to Map No. 8, Sewer System, Revised March, [illegible]. A sewer line serving the project area has been co[illegible] in the bed of Van Winkle Avenue. Documentat[illegible] line is included at the end of this section. A c[illegible] of non-cash credit, Form H-6202, concerning this l[illegible] been previously submitted. The Local Public Agen[illegible] 100% of the cost of this improvement as a non-cash l[illegible] grant-in-aid.

Total Cost: $23,879.

VARIOUS IMPROVEMENTS

Fire and Police Signal Equipment - Huron and Van Winkle Avenues

[illegible]

to the intersection of Van Winkle Avenue and Kennedy Boulevard to serve the Project Area. A certificate [illegible] non-cash Credit, Form H-6202, concerning this l[illegible] been previously submitted. The Local Public Agency c[illegible] 50% of the cost of this improvement as a non-cash l[illegible] grant-in-aid.

Total Cost: $1,465.

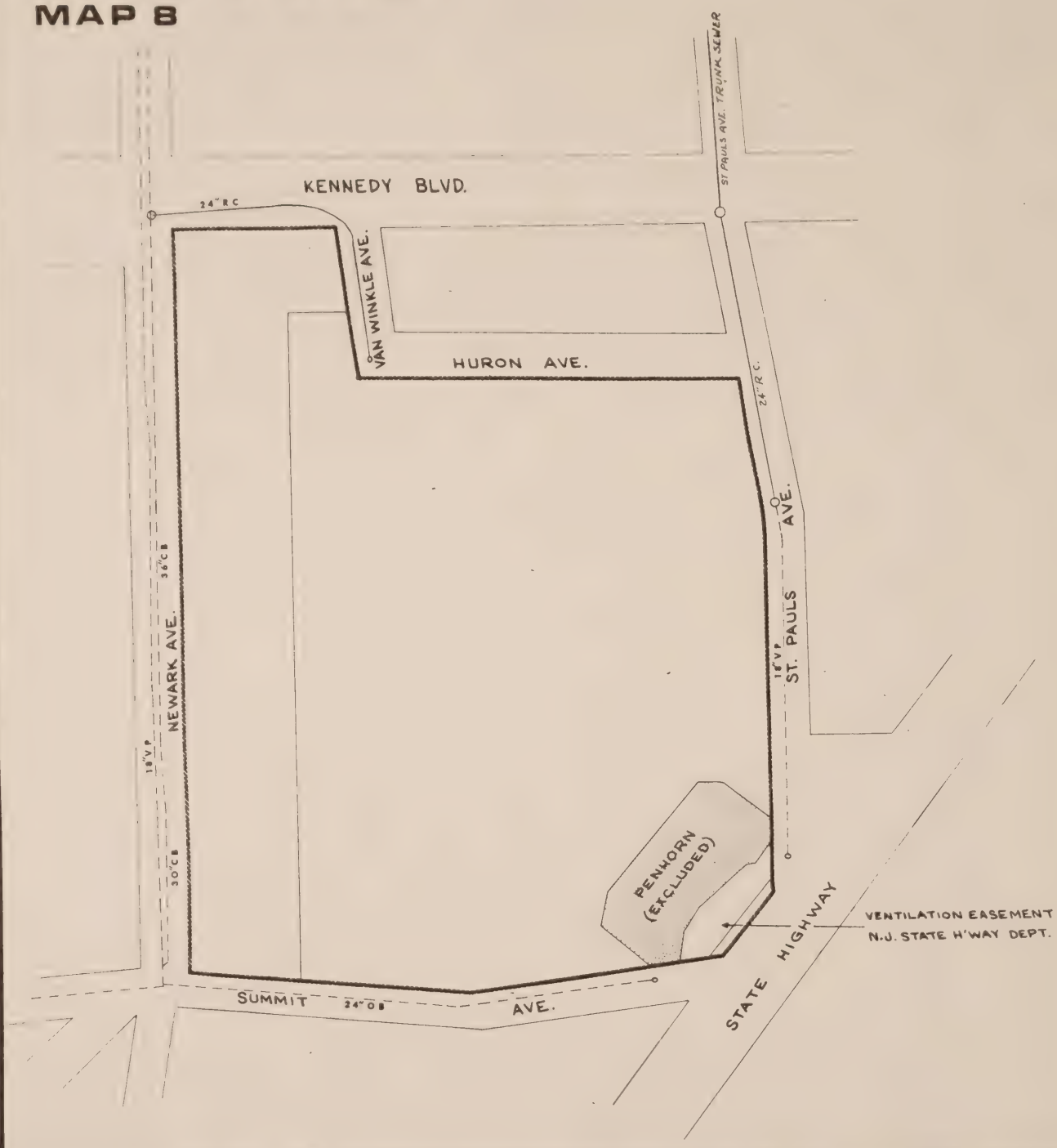
Fire and Police Signal Equipment - St. Paul's Avenue: Five Corners

[illegible]

the bed of St. Paul's Avenue and at "Five Corners" ([illegible] intersection of Newark and Summit Avenues). This [illegible] will partially serve the project area. Certificate[illegible] the cost of this improvement will be submitted at a [illegible] date. The Local Public Agency claims 50% of the c[illegible] these improvements as non-cash local grant-in-aid.

Total Cost: $[illegible],000.

SEWER SYSTEM
MAP 8



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

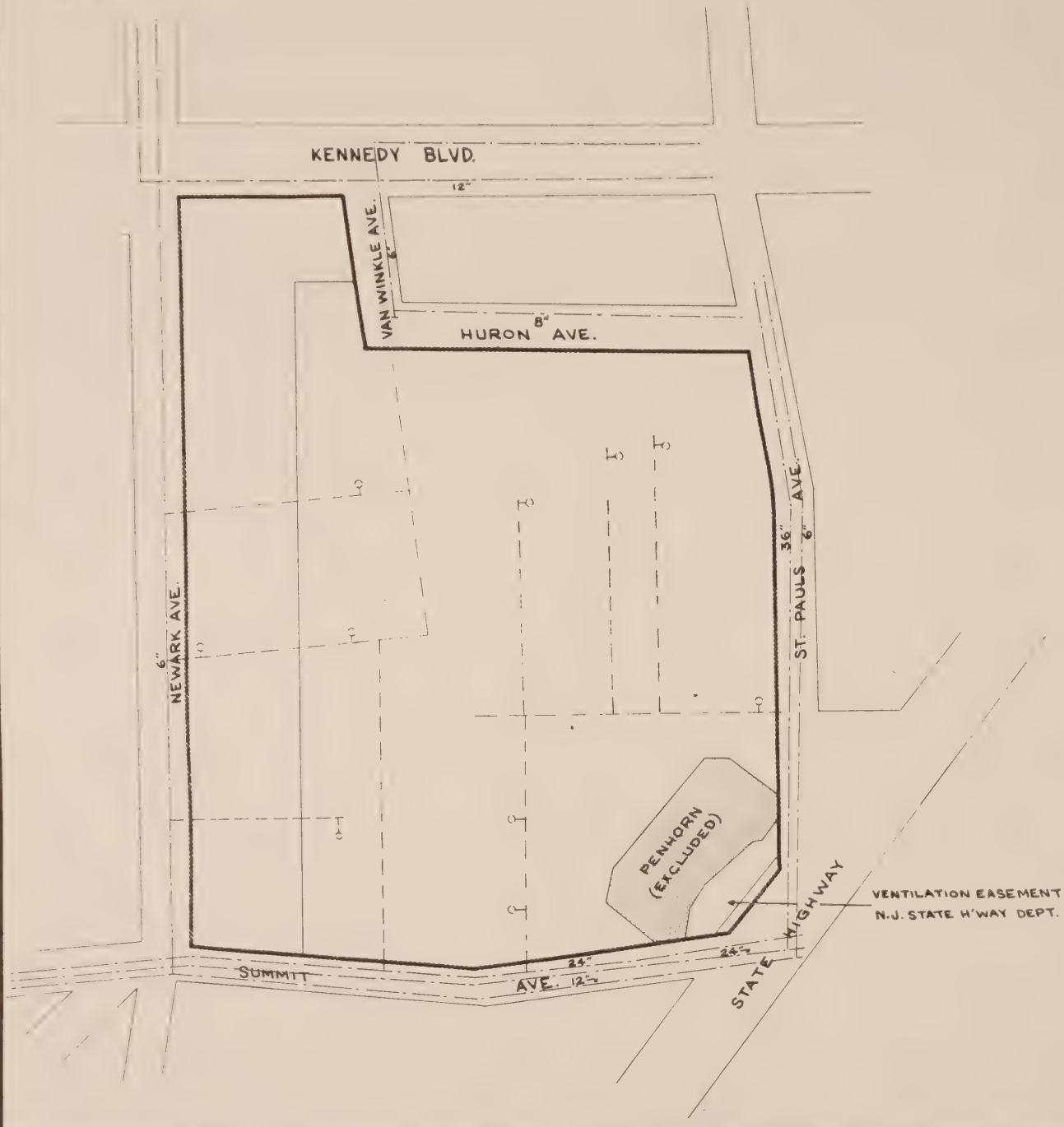
MARCH 1966
REVISED: AUGUST 1965

LEGEND

	PROJECT BOUNDARY
	NEW LINE
	EXISTING LINE TO BE RETAINED
OB	OVAL BRICK SEWER
CB	CIRCULAR BRICK SEWER
VP	VITRIFIED PIPE SEWER
18"	PIPE SIZE
RC	REINFORCED CONCRETE SEWER

CODE NO.224

WATER SYSTEM
MAP 9



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

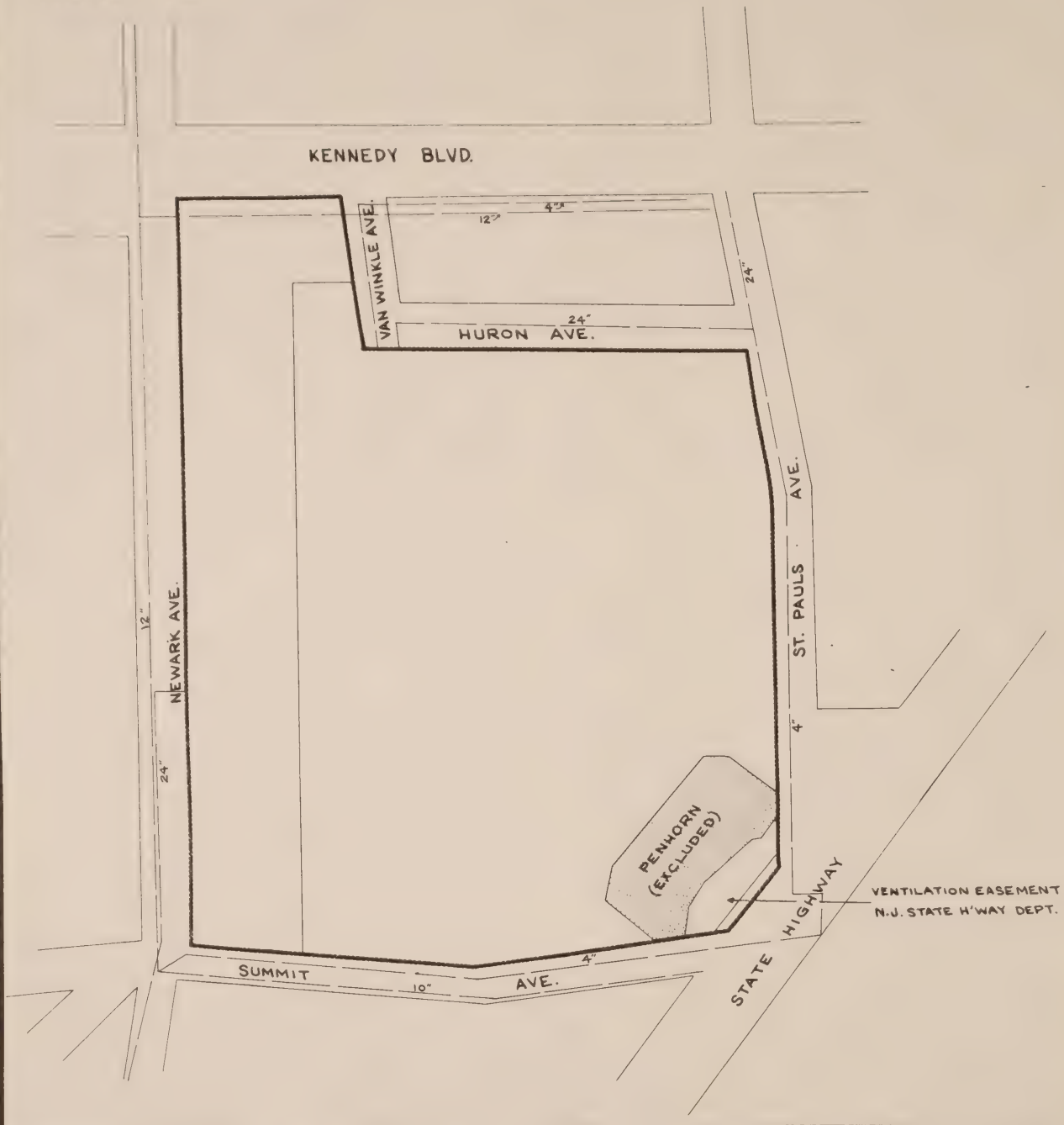
LEGEND

———	PROJECT BOUNDARY
—·—·—	EXISTING LINE TO BE RETAINED
24"	PIPE SIZE
- - - -	ABANDONED LINE
—I—	ABANDONED HYDRANT

MARCH 1966
REVISED: AUGUST 1965

CODE NO. 224

GAS SYSTEM
MAP 10



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

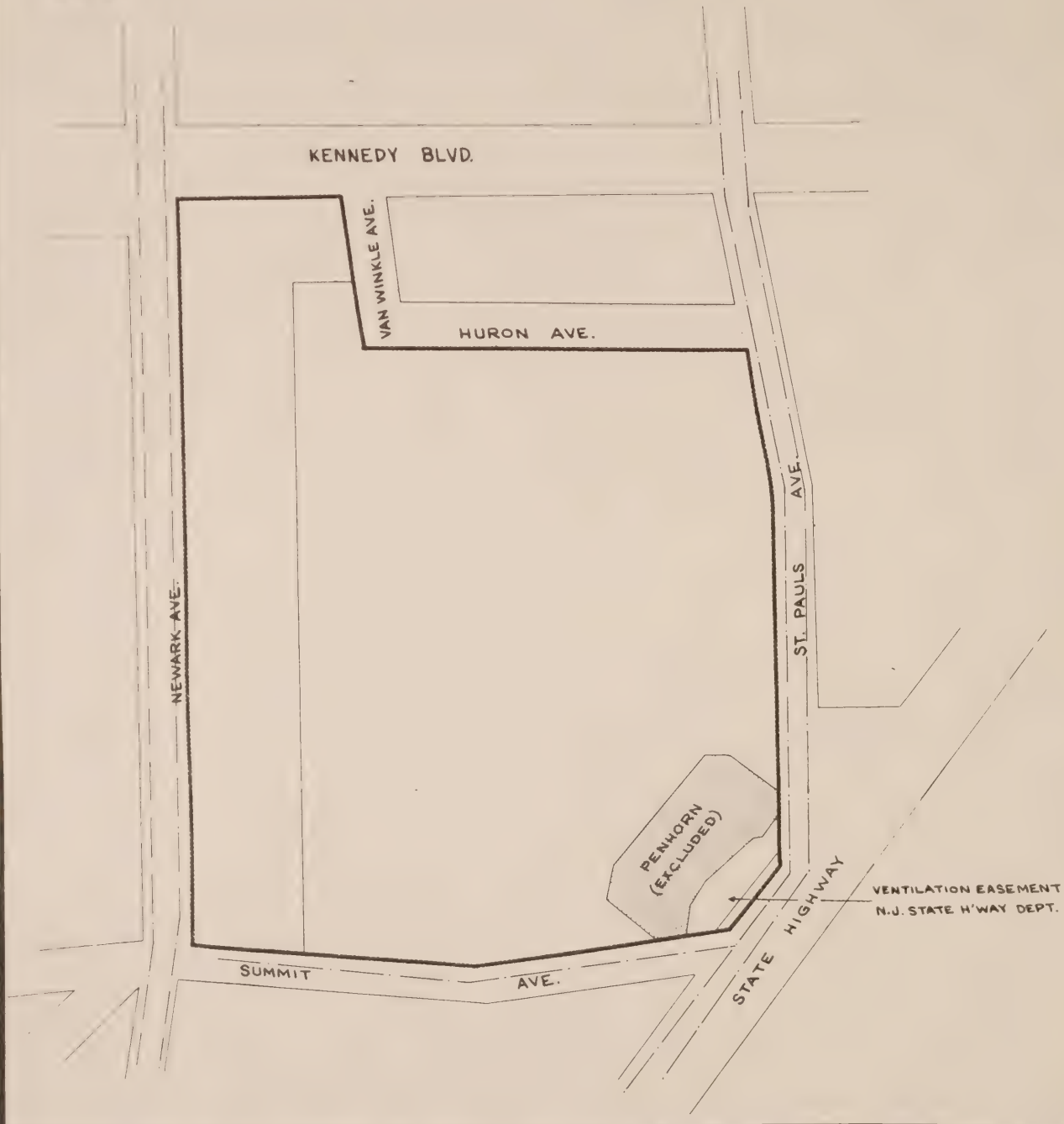
LEGEND

PROJECT BOUNDARY
EXISTING LINES
10" PIPE SIZE

REVISED: AUGUST 1965

CODE NO. R-224

ELECTRIC SYSTEM
MAP II



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

LEGEND

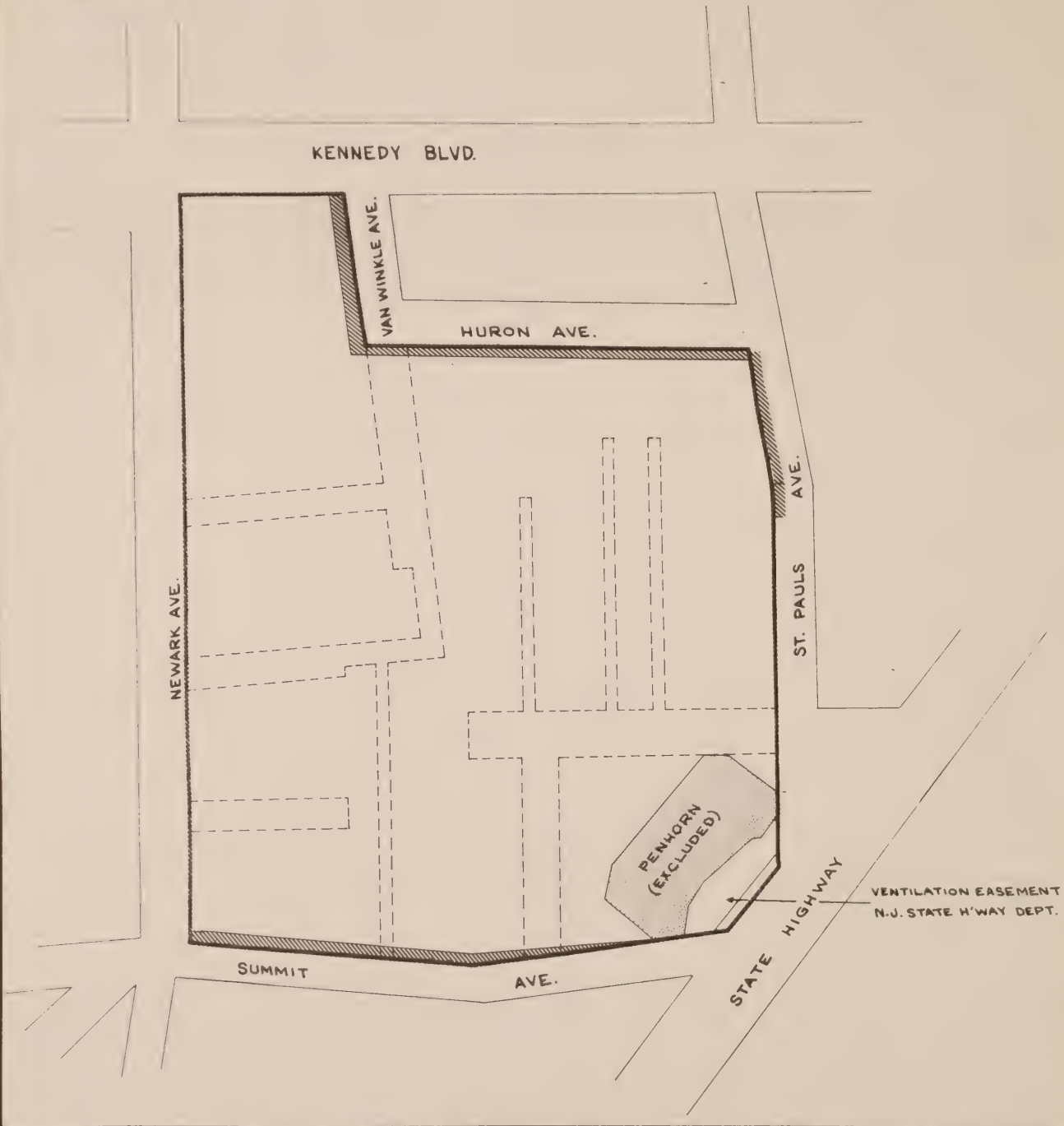
PROJECT BOUNDARY

EXISTING LINES

REVISED: AUGUST 1965

CODE NO. R-224

STREET LAYOUT
MAP 13



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

LEGEND

- PROJECT BOUNDARY
- LINES OF STREETS TO BE CLOSED
- LINES OF STREETS TO REMAIN OPEN
- AREA OF STREET IMPROVEMENT

MARCH 1966

REVISED: AUGUST 1965

CODE NO. R-214,226

CHIEF ENGINEER

DEPARTMENT OF PUBLIC WORKS

DIVISION OF ENGINEERING

[illegible] 19[illegible] Contract No. [illegible] (A.P.W.-N.J.-4G) — Bond [illegible] 19[illegible]

[illegible] Labor & Materials for the construction of the St. Pauls Avenue Sewer from Hudson Boulevard to [illegible] - Federal Government Project A.P.W. - N.J. - 4 G

Item			Estimated Quantities	CONTRACT Deductions Quantity	Amount	CHANGE IN CONTRACT Additions Quantity	Amount	Deductions Quantity	CONTRACT 100% Price	Deductions
[illegible]	1	68"x106" R.C. Pipe	4252 lf	1360 l.f.	197,635.00	1097.5 l.f.	159,137.50		145.00	38,487.50
[illegible]	2	53"x82" R.C. Pipe	720 lf	720 l.f.	81,720.00	879.6 l.f.	99,857.30		113.50	- 18,137.30
[illegible]	3	70"x[illegible] R.C. Pipe	592 lf	592 l.f.	62,160.00	375	39,375.00		105.00	- 22,785.00
[illegible]	4	60"x[illegible] R.C. Pipe	701 lf	701 l.f.	47,317.50	732.2	49,423.50		67.50	- 2,106.00
[illegible]	5	53"x34" R.C. Pipe	694 lf	694 l.f.	41,640.00	694.8	41,928.00		60.00	- 288.00
[illegible]	6	30" R.C. Pipe	50 lf	50 l.f.	2,150.00	10	430.00		43.00	- 1,720.00
[illegible]	7	24" R.C. Pipe	316 lf	316 l.f.	10,812.00	300	10,200.00		34.00	- 612.00
[illegible]	8	18" R.C. Pipe	340 lf	340 l.f.	7,600.00	330	6,600.00		20.00	- 1,000.00
[illegible]	9	12" R.C. Pipe	140 lf	140 l.f.	2,240.00	104	1,664.00		16.00	- 576.00
[illegible]	10	Rock	5985 cy	5985 c.y.	134,662.50	676.13 cy	15,212.93		22.50	-119,449.57
[illegible]	11	Sheeting Bracing etc.	300MFBM	300 MFBM	21,000.00	91.18	6,382.60		70.00	- 14,617.40
[illegible]	12	Manholes (Sheet 5)	31 ea.	31 ea.	93,000.00	31	93,000.00		3,000.00	------
[illegible]	13	Manholes (Sheet 4)	5 ea.	5 ea.	5,500.00	5	5,500.00		1,100.00	------
[illegible]	14	Sewerage Chamber	L.S.	100%	20,500.00	100%	20,500.00		20,500.00	------
[illegible]	15	Trees	[illegible]	2 ea.	1,750.00	---	---		250.00	- 1,[illegible]
[illegible]	16	Catch Basin Conn.	700 lf	700 l.f.	16,[illegible]	118	3,045.00		[illegible]	[illegible]
[illegible]	17	Connections	[illegible] lf	[illegible] l.f.	25,000.00	[illegible]	4,737.50		[illegible]	[illegible]
[illegible]	18	F.A.B.C. - 1	[illegible]	[illegible]	12,000.00	[illegible]	[illegible]		[illegible]	[illegible]

						636.74	cy	[illegible]	[illegible]
						619.	lf	[illegible]	[illegible]
						2655.2	lf	[illegible]	[illegible]
						1800	cy	[illegible]	[illegible]
- Low Pipe Exc						1097.5	lf	[illegible]	[illegible]
- 54" & R.C.						164	lf	[illegible]	[illegible]
[illegible]						L.S.		2,311.27	[illegible]
- Charlotte Ave.						100	lf	64.00	[illegible]
- 66"						58	lf	[illegible]	[illegible]
[illegible]			777,272.00						[illegible]
[illegible]								Final Amount of Contract	[illegible]
[illegible]								Retained %	[illegible]
[illegible]									[illegible]
[illegible]									[illegible]
[illegible]									[illegible]

Change of quantities from original contract quantities are approved by the firm of Lettieri & Bellezza Co.

Anthony D. Bellezza
President

I hereby certify that the Contract and Specifications for the above mentioned improvement have thus far been fully complied with; that the work done and the materials furnished are in all respects conformable to the specifications; I further certify that the foregoing quantities are correct.

.....
Engineer in Charge

To the Mayor Director of the Department of Public Works:

This is: I hereby certify that the Contractor [illegible] *on above improvement* are *entitled to receive for work done and materials furnished in pursuance of contract, the sum of* One Hundred Sixty-three thousand eighteen dollars & twenty-two cents *Dollars*
($163,018.22)

.....
Chief Engineer

FREE PUBLIC LIBRARY

JERSEY CITY, NEW JERSEY

[illegible]

TRUSTEES

WILLIAM J. TIMNEY, PRESIDENT
MRS. RICHARD E. KUNKE, TREASURER
MRS. JOHN J. DONNELLY, SECRETARY
JOHN J. BOGACZ, M.D.
PATRICK J. BARATTA

[illegible]

March 21, 1966

Mr. Charles Nathanson
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Dear Mr. Nathanson:

In determining the area to be served by a library branch, we have to use the following criteria:

1. The accessibility of the branch location to residents of the area. Generally, this means that the branch should be within fifteen minutes walking distance of each resident.
2. The location of the branch as related to transportation lines.
3. The density, actual and potential, of population in the area.

It is impossible to achieve a branch situation in Jersey City where each library facility is equidistant from each other. The boundaries for the Five Corners Branch are fairly obvious. On the north, the reservoirs tend to fix a natural boundary. On the west, Tonnele Avenue is obvious. On the south, the Pennsylvania Railroad forms a boundary because residents south of this are more inclined to use the Main Library, Miller Branch or Marion sub-branch. On the east, Palisade Avenue is the last street in upper Jersey City. I am sending you a map which shows tentative library districts as they exist today. Future plans call for a relocation of facilities in which there will be seven library buildings covering the entire city.

Very truly yours,

William J. Roehrenbeck

William J. Roehrenbeck
Director

[illegible]

FREE PUBLIC LIBRARY

JERSEY CITY 3, NEW JERSEY

Henderson 3-8861

TRUSTEES

WILLIAM A. TIMNEY, PRESIDENT
MR. RICHARD H. HUNKE, TREASURER
JOHN J. DONNELLY, SECRETARY
N. S. DOBACH, M.D.
PATRICK J. BARATTA

EX-OFFICIO

HON. THOMAS J. WHELAN, MAYOR
MR. JEREMIAH A. DOYLE, SUPT. OF SCHOOLS

WILLIAM J. ROEHRENBECK
DIRECTOR

January 17, 1962

Chester M. Schneider
Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Dear Mr. Schneider:

In response to your query, this is to certify that the Work Room shelving installed in the Five Corners Branch of the Free Public Library of Jersey City is permanently affixed to the walls and floor of the Work Room. I certify also that the sum of $15,424.15 of a total contract of $18,642.85 was paid to Colonial Office Furniture Company on June 5, 1962 for permanently installed shelving for the above Library.

I certify also that the sums of $376.75 and $56.25 were paid to Remington Rand Systems for periodical shelving which is permanently affixed to the wall of the above Library.

Very sincerely yours,

William J. Roehrenbeck,
Director

[illegible] rtify that the following amounts were expended by th[illegible] for permanent equipment and furniture in the Five [illegible] Public Library. All items have been charged [illegible] provided under Ordinance [illegible]

[illegible]dman Furniture	Tables [illegible] Chairs	2,050.84
[illegible]dman Furniture	Lectern	180.00
[illegible] Duffy Inc.	Carpeting	2,480.00
[illegible] Associates	Chairs	[illegible]
[illegible]-Dart Industries	Charging Desk	2,138.75
[illegible]-Dart Industries	Partition	282.50
[illegible] Smith	Moving Costs	1,045.00
[illegible]tional Business Furn.	Library Tables	1,080.54
[illegible]tional Business Furn.	Steel Files	2,377.55
[illegible] Office Furn.	Shelving and Furniture	18,642.85
[illegible]splays	Plant Decorations	260.50
[illegible] Office Furn.	Desks and Chairs	2,282.50
[illegible]	Window Draperies	[illegible]
[illegible]dison Ave. Mill-End	[illegible]	[illegible]
	Lockers	[illegible]
[illegible] Company	[illegible]	[illegible]
[illegible]	Projection Equipment	[illegible]
[illegible]ne Upholstery	Upholstering	192.00
[illegible]lied Office Supplies	Furniture and Shelving	555.60
[illegible]ndise Company	Window Shades	39.60
[illegible]hmark Electronic	Audio Equipment	423.45
[illegible]ndillo-Burke	Grass sod	230.00
[illegible]hmark Electronic	Audio Equipment	310.50
[illegible] Sign Co.	Aluminum Lettering	1,085.00
[illegible]tional Business Furn.	Chairs	[illegible]
[illegible]dman Furniture	Chairs	292.00
[illegible] Associates	Delivery Charges	118.56
[illegible] Associates	Delivery Charges	18.60
[illegible]ington Rand	Chairs	2,067.00
[illegible]ington Rand	Museum Cases	[illegible]
[illegible]ington Rand	Shelving	[illegible]
[illegible]ington Rand	Shelving	[illegible]
[illegible]ington Rand	[illegible]	[illegible]

[illegible]

[illegible]ce Public Library of [illegible]

[illegible] [illegible]

* *

R-225 (R-361-365) LAND DISPOSITION REPORT

* *

This Land Disposition Report reflects changes only sofar as the Newark Avenue strip is concerned (land adjacent to Newark Avenue between Summit Avenue and Kennedy Boulevard). This report will not recap any of the disposal procedures of the [illegible] of the site.

1. Appraisal Reports

   Re-use Appraisals will be submitted to the HHFA [illegible] the Newark Avenue strip. A re-use appraisal by Mr. John R[illegible] is being prepared which will contain data pertaining to marketability as well as re-use.

2. Availability of Mortgage Financing

   Mortgage Financing for the contemplated redevelopment is readily available. The supply of equity and mortgage capital is ample.

3. Tabulation of Land Disposal Estimates

   Attached hereto.

4. Difference between Appraisers Estimate and LPA Estimate

   Not anticipated.

5. Site Clearance or Project Improvements to be provided by Redevelopers

   The Redeveloper will not provide any site clearance.

   a. The cleared site will be conveyed to the Redeveloper. However, and additional clearance necessitated by unforeseen actions will be the obligations of the Redeveloper.

St. John's
September 1965
R-225

b. It is anticipated that the sidewalks and [illegible] project will be provided by the Redeveloper.

Proposed Limitation of Taxation

It is anticipated that a tax limitation of some kind [illegible] requested by the Redeveloper.

Prohibition of Racial Restrictions

The Local Public Agency will include a covenant and other appropriate requirements in every deed or lease provid[illegible] the execution of any covenant, agreement, or other inst[illegible] restricting the sale, lease, occupancy or use of any real estate in the project area upon the basis of race, [illegible] creed, national origin or ancestry.

8. Preliminary Plat

A plan showing disposal parcels including boundaries, areas in square feet, and existing and new easements for public utilities if any, is included under Exhibits (See Disposition Plan Map 4 revised August 1965). This plan will obviate the need for preliminary plat.

Disposal of Parcels for Public and Non-profit Institu[illegible]

A portion of the Survey has already been disposed of [illegible] library structure. It is not anticipated that any other parcels will be allocated for public or non-profit institutional use.

St. John's - Land Disposition Data

Parcel	Sq. Ft.	Method of Disposition	Disposition Price
Residential Reuse Parcel A			
1	116,810 (2.68a)	Sale	$101,740
2	98,393 (2.25a)	Sale	130,000
3	163,705 (3.76a)	Sale	125,000
4	129,515 ** (2.97a)	Sale	80,000
Library Site	27,800* (0.64a)	Sale	20,000
Residential Reuse Parcel B			
	143,000 * (3.28)	Sale	128,700

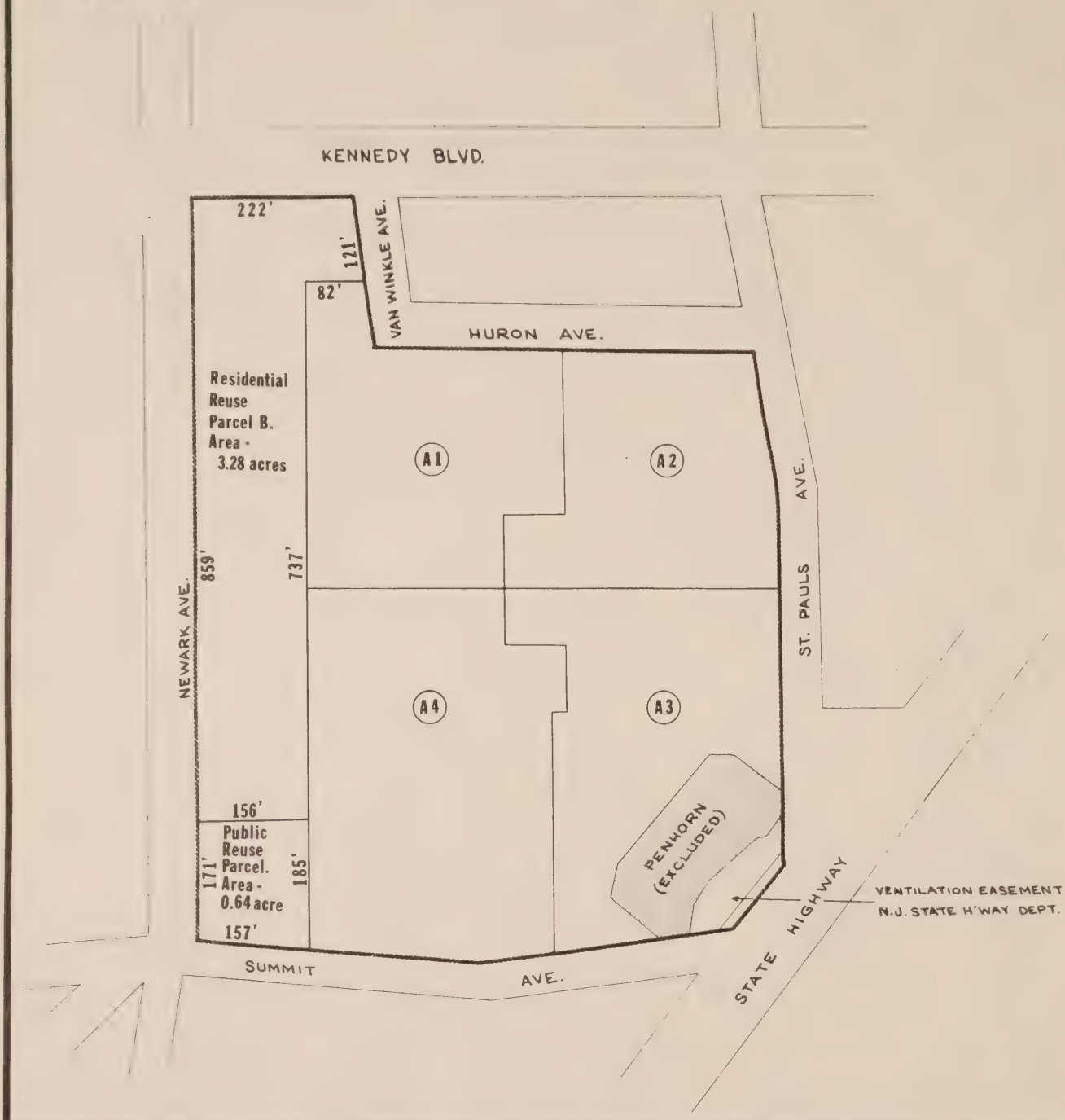
* Approximate

** Excludes proposed dedication area of [illegible]

*** LPA Estimate

St. John's
[illegible]

DISPOSITION PLAN
MAP 4



ST. JOHN'S PROJECT AREA U.R.N.J. 2-2
JERSEY CITY REDEVELOPMENT AGENCY

JERSEY CITY, NEW JERSEY

N

SCALE: 100 200

LEGEND

PROJECT BOUNDARY

PARCEL BOUNDARY

222' BOUNDARY DIMENSION

A1 RESIDENTIAL REUSE PARCEL

REVISED: JULY 1966

CODE NO. R-225

[illegible]

[illegible]

[illegible]

[illegible]

(1) Form H-6200, Project Cost [illegible]timate & [illegible]
Submitted herewith Including Note No. [illegible]

(2) [illegible] of Net-Cash [illegible]
See Form H-6200, [illegible] 2, 3, &4

(3) Data in Support of Proposed Sharing of Net [illegible]
Cost and Sources of Funds for Project Expenditures
See Form H-6200, Sections A & B

(4) Form H-6220, Project E[illegible]
Submitted herewith

(5) Form H-6[illegible], Local Public [illegible] Salary [illegible]
Schedule
Submitted herewith

(6) Data Supporting Project Expenditures Bu[illegible]
Schedule No. 1 and Notes 1 through 5 ap[illegible]
to Form H-6220

[illegible]

[illegible] DEPARTMENT [illegible]

PROJECT [illegible] ESTIMATE AND FINANCIAL [illegible]

[illegible]

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and [illegible] in Binders No. 2, 3, 4, and 5.

PROJECT NUMBER

[illegible]

[illegible] 19 [illegible] ACCEPTED BY HHFA ON February 21 [illegible] 19

SECTION A. ESTIMATED [illegible] AND NET PROJECT COSTS

ITEM	TO BE COMPLETED BY LPA: [ ] INITIAL ESTIMATE OR [ ] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)
[illegible] GROSS PROJECT COST:		
[illegible] OF EXPENDITURES (from Form H-6220, line 20)	$ 3,439,438	$ 3,526,543
[illegible] LESS PROJECT COST (Non-Cash Local Grants-in-Aid):		
[illegible] (from Supporting Schedule 1)		[illegible]
[illegible]		[illegible]
[illegible]	111,[illegible]	152,919
[illegible]	113,[illegible]	[illegible]
A-6 Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)		
[illegible] CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	$ 725,905	$ 288,909
[illegible] PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	$ 4,165,343	$ 3,815,45[illegible]
[illegible] FROM PROJECT LAND:		
[illegible] of project land to be sold	$ 832,055	$ 779,85[illegible]
[illegible] value imputed to project land to be leased		
[illegible] value of project land to be retained by LPA		
A-12 TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	$ [illegible]	[illegible]
A-13 NET PROJECT COST (line 8 minus 12)	$ 3,333,288	$ [illegible]
[illegible] OF NET PROJECT COST:		
A-14 [illegible] Project Cost of this project (from line 13)	$ 3,333,288	$ 3,035,595
A-15 [illegible] Project Cost of other projects (if any) pooled with this project	3,890,552	
A-16 Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	7,223,840	3,035,[illegible]
A-17 [illegible] local grants-in-aid required for this and other projects (if any) in the pool (1/3 or 1/4, as appropriate of line 16)	[illegible]	
A-18 (Less) Total [illegible] grants-in-aid to be provided for other projects (if any) in the pool	[illegible]	
[illegible] required for this [illegible] (line 17 minus 18)	[illegible]	

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (C

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [ ] INITIAL ESTIMATE OR [X] LATEST ACCEPTED ESTIMATE (a)	REVISED (b)	
	SHARING OF NET PROJECT COST: *(Continued)*			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid *(from line 7)*	$ 725,905.	$ 288,909.	
A-21	Cash local grants-in-aid		722,956.	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT *(line 20 plus 21) (must be not less than line 19)*	$ 725,905.	$1,011,865.	$
A-23	PROJECT CAPITAL GRANT *(line 14 minus 22)*	$2,607,383.	$2,023,730.	$
A-24	RELOCATION GRANT *(from Form H-6220, line 21)*	$	$	$
25	TOTAL FEDERAL CAPITAL GRANT *(line 23 plus 24)*	$2,607,383.	$2,023,730.	$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

	ITEM		ESTIMATE SUBMITTED BY LPA (a)	(Leave Blank) ESTIMATE ACCEPTED BY HHFA (b)
B-1	Total cash requirements for project expenditures and Relocation Payments *(line A-1 plus A-24)*		$3,526,543.	$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT		
B-2	Cancellation of Land Sale	6/30/66	$ 32,643.	$
B-3				
B-4	General Obligation Bonds of J.C.	12/31/66	690,313.	
B-5	Real estate tax credits *(from Form H-6220, line 7b)*			
B-6	Total cash local grants-in-aid *(sum of lines 2 through 5)*		$ 722,956.	$
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below			
B-8	Subtotal *(line 6 plus 7)*		$ 722,956.	$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING AND GRANT CONTRACT *(line 1 minus 8)*		$2,836,230.	$

Acceptance of the estimates submitted is hereby requested.

Jersey City Redevelopment Agency
Local Public Agency

Signature of Authorized Officer
Executive Director
Title

Date

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Regional Director of Urban Renewal

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	City of Jersey City	[illegible]
[illegible]		$ 20,025.
[illegible]	[illegible]	[illegible]
[illegible]	City of Jersey City	[illegible]

[illegible] DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM [illegible] OF [illegible]

[illegible] PROJECT OR SITE IMPROVEMENTS—NON-C[illegible] [illegible] BMITTED BY LPA [illegible]

[illegible]FICATION	NAME PROVIDING [illegible]	[illegible]	CHARGE TO PROJECT [illegible]	[illegible]
[illegible]				
[illegible] Sewer	City of Jersey City	[illegible]	[illegible]	[illegible]
[illegible]	"	[illegible]	[illegible]	[illegible]
[illegible]	"	[illegible]	[illegible]	[illegible]
[illegible]	"	[illegible]	[illegible]	[illegible]

[illegible] project-acquired la[illegible] total cost and subtract[illegible]

SUMMARY OF EXPENSES (Continued)

[illegible] PROJECT OR SITE IMPROVEMENTS—[illegible] LOCAL GRANTS-IN-AID [illegible]

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT[1] % (d)	CHARGE TO PROJECT[1] AMOUNT (Col. c x Col. d) (e)	ESTIMATE ACCEPTED BY HHFA (f)
[illegible] Ave. Widening & Police Signal Equipment	City of Jersey City	$ 27,800.	50	$ 13,900.	
[illegible]ton & Van Winkle	"	1,465.	50	733.	
[illegible] St. Paul's Avenue Five Corners	"	8,500.	50	4,250	
[illegible] PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO [illegible] 2 OF GROSS PROJECT COST *(Enter on line A-4)*				$ 152,919	

SCHEDULE B. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA: TOTAL COST (c)	CHARGE TO PROJECT[1] % (d)	CHARGE TO PROJECT[1] AMOUNT (Col. c x Col. d) (e)	ESTIMATE ACCEPTED BY HHFA (f)
Branch Library	Free Public Library of Jersey City	$ 515,835.	19.24	$ 99,247.	
[illegible] FACILITIES TO BE CHARGED TO PROJECT *(Enter on line A-5)*					

[1] [illegible] special assessment against project-acquired [illegible] from the improvement or facility to its total cost [illegible] assessment against the project-acquired land.

S[illegible] [illegible] Project

Financial Plan Revision

September, 196[illegible]

Note No. 1

"Proceeds from Sale of Land" is to be adjusted by the following computation:

Latest Approved Price	$832,055.
Reduce by correction, per Note No. 5 of Budget No. 11	1[illegible]
	$ 6[illegible]
Reduction of Sale of Land to Jersey City for contemplated cession of deed to Museum site in return for credit as Cash-Grant-In-Aid.	32,[illegible]
Net Adjusted Price	$ 651,1[illegible]
Estimated Proceeds from Sale of Parcel No. 5 to Redeveloper 143,000 sq. ft. @ $.90	128,7[illegible]
	$ 779,[illegible]

Form Approved
Budget Bureau No. 63-R083

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY: Jersey City, New Jersey
PROJECT NAME: St. John's Project A
PROJECT NUMBER: [illegible]
BUDGET NO.

[illegible] Initial Budget: Prepare original and 4 copies for HHFA. [illegible] and copies in Binders No. 2, 3, 4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HHFA.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

[illegible] No. 1, _____, 19____ Latest Approved Budget (No. 10), February 21, 19 63

LINE NO.	ACTIVITY CLASSIFICATION [1]	TO BE COMPLETED BY LPA: USE ONLY FOR REVISED BUDGET: LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)	BUDGET REQUESTED FOR 24 MONTHS (c)	TO BE FILLED IN BY HHFA: BUDGET APPROVED FOR (d)
1	TOTAL SURVEY AND PLANNING EXPENDITURES (includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	$ 62,883.	$	$ 62,883.	$
2	PROJECT EXECUTION EXPENDITURES: Administration: a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	176,803.	58,272.	235,525.	
	b. Travel (R 1410.05)	6,420.	710.	7,130.	
3	Office furniture and equipment (R 1475)	7,120.	(39.)	7,081.	
4	Legal services (R 1410.024, R 1415)	93,369.	10,970.	104,339.	
5	Survey and planning (R 1410.021, R 1430)	8,955.	11,065.	20,020.	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)	77,810.	(15.)	77,795.	
7a	Temporary operation of acquired property-Profit (-) or Loss (+) (R 1410.027, R 1448)	29,071.	76,000.	105,071.	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[-0-]	[-0-]	[-0-]	[ ]
8	Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443)	59,815.		59,815.	
9	Site clearance-Proceeds (-) or Cost (+) (R 1410.025, R 1450)	141,420.	3,500.	144,920.	
10	Project or site improvements (R 1410.026, R 1455)	-0-		-0-	
11	Disposal, lease, retention costs (R 1410.028, R 1445)	12,086.		12,086.	
12	Rehabilitation and conservation (R 1410.029, R 1460)	-0-		-0-	
13	Interest (R 1420.013, R 1420.02)	313,650.	40,000.	353,650.	
14	Other income (-) (R 1449)	(-)47,834.	(1,193.)	(-)49,027.	(-)

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 8 and 12.

	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA — USE ONLY FOR REVISED BUDGET: LATEST APPROVED BUDGET (a)	ALLOWANCE (b)	BUDGET REQUESTED FOR 24 MONTHS (c)	TO BE FILLED IN BY HHFA: BUDGET APPROVED FOR ____ MONTHS (d)
	Subtotal (sum of Lines 7 through 14, excluding Line 7b)	$ 878,635.	$ 199,720	$ 1,078,4[illegible]	
	[illegible] (for Column (c), not to exceed 15% of Line 15)	1,088.	29,9[illegible].	31,0[illegible].	
	Real estate purchases (R 1440.01)	2,479,092.	(143,193.)	2,335,899.	
	Project inspection (R 1418)	17,690.	620.	18,31[illegible].	
	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 15, 16, 17, and 18)	3,376,555.	87,105.	3,463,06[illegible].	
	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 19)	$ 3,439,438.	$ 87,105	$ 3,526,5[illegible]	
	Relocation Payments 100% reimbursable to LPA (R 1501)	$	$	$	

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Jersey City Redevelopment Agency
Local Public Agency

September, 1965
Date

Signature of Authorized Officer

Executive Director
Title

HHFA APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region ____

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			
	TOTAL COST	CHARGE TO PUBLIC		
		%	AMOUNT	
	$		$	$
NONE				
TOTAL OF SITE IMPROVEMENTS TO BE CHARGED AS A PROJECT EXPENDITURE				

Form approved
Budget Bureau No. 55-R0047.1

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LOCAL PUBLIC AGENCY POSITION AND SALARY SCHEDULE

PROJECT NO.: U. R. N.J. 2-2

PROJECT LOCALITY: Jersey City, New Jersey

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY: Jersey City Redevelopment Agency

This Form H-630 supports budget Form (H-527) (H-6220) dated _____, 19 65 for 1 to 2

Code of Activity Classification	Position Title	Annual Salary Rate: Proposed (1)	Annual Salary Rate: Current (If not equal to amount in Col. 1) (2)	Percent of Allocation of Employees' Time Chargeable to: Other Title I Budgets (3)	Urban Renewal Programs (4)	Other (excluding this budget) (5)	This Budget (6)	Number of Months Position Will Be Occupied (7)	Amount of Salary Chargeable to This Budget (8)
1410.01	Executive Director		$18,500.	89			11	24	$4070.
	Chief Fiscal Officer		11,000.	89			11	24	2420.
	Chief of Operations		10,500.	89			11	24	2310.
	Research & Special Projects		10,000.	94			6	24	1200.
	Project Director- CRP		10,000.	100					
	Project Coordinator		8,600.	100					
	Operations Officer		7,400.	94			6	24	888.
	Asst. Operations Officer		7,100.	94			6	24	852.
	Asst. Executive Director	$11,400.		94			6	24	1368.
	Community Organ. Spec.	8,000.		94			6	24	960.
	Sec. to Executive Director	8,000.		94			6	24	840.
	Chief Processing Clerk		5,500.	94			6	24	660.
	Research Trainee-Acctg.		6,150.	94			6	24	738.
	Clerk Stenographer		5,000.	94			6	24	600.
	Clerk Stenographer		4,800.	94			6	24	576.
	Clerk Receptionist		3,605.	94			6	24	433.
	Clerk Typist		3,710.	94			6	24	445.
	Clerk Typist		3,605.	94			6	24	433.
	Administrative Aide		10,000.	56.4		40	3.6	24	720.
	Project Coordinator		9,500	100					

[illegible] levels prescribed by the Federal Government pursuant to [illegible] and has determined by such official action that the compen- [illegible] established by pertinent local public practice; (2) that the [illegible] in accordance with such official action; and (3) that [illegible] of the citizens [illegible]

Date

Signature of Authorized Officer

Title of Authorized Officer

(Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627, and an original and 4 copies in support of Form H-6220.)

Column 1 Activity Classification and Position Title

Enter the activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification [illegible] on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 8. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT NUMBER (If Issued): U. R. N.J. 2-1

PROJECT LOCALITY: Jersey City, New Jersey

LOCAL PUBLIC AGENCY: Jersey City Redevelopment Agency

HHFA Form 6-530 supports budget Form (6-525) (6-526) dated _____ 19 65 Page 2 of 2

HHFA Activity Classification	Position Title	Annual Salary Rate: Proposed (1)	Annual Salary Rate: Current (If not equal to amount in Col. 1) (2)	Percentage Allocation of Employees' Time Chargeable to: Other Title I Budgets (3)	PHA Programs (4)	Other (excluding this budget) (5)	This Budget (6)	Number of Months Position Will Be Occupied (7)	Amount to be Charged to This Budget (8)
1410.021	Project Coor. (Planning)		9,800.	89			11	24	2,156.
	Urban Renewal Trainee (Plan.)		6,000.	89			11	24	1,320.
	Urban Renewal Spec.	8,000.		89			11	24	1,760.
	Draftsman	5,200.		89			11	24	1,144.
	Secretary	3,900.		89			11	24	858.
1410.023	Senior Relocation Officer	6,400.		100					
	Relocation Interview Insp.		6,360.	100					
	Relocation Interviewer		5,725.	100					
	Relocation Interviewer		5,725.	100					
	Relocation Interviewer		5,400.	100					
	Relocation Interviewer	5,400.		100					
	Urban Renewal Trainee (rel.)	5,000.		100					
1410.024	Legal Secretary		6,200.	94			6	24	744.
	Legal Secretary	5,000.		94			6	24	600.
1410.027	Property Management Off.	6,400.		100					

[illegible] hereby certifies [illegible] agency, by appropriate resolution of its governing body or by other [illegible] described [illegible] Section 30-1-2, has established personnel and staff compensation policies, [illegible] salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the Labor Stan[illegible] provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compen[illegible] such policie[illegible] not in excess of rates established by pertinent local public practice; (2) that the [illegible] on the face of this form are in accordance with such official action; and (3) that [illegible] the establishment of such policies, are available for inspection at the office [illegible]

September 1965

Date

Signature of Authorized Officer

Executive Director

Title of Authorized Officer

[illegible] INSTRUCTION: *(Submit an original and 3 copies to the HUD Regional Office in support of Form H-627, and an original and 3 copies in support of Form H-6220.)*

Column 1. Activity Classification and Position Title

List the [illegible] activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

[illegible] the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual [illegible] of the [illegible] to be spent on this project, [illegible]

St. John's Project
Computation of Budget Requirements
Budget No. 11

September, 1965

Acct. No.	Item	Amount	Total	
1401.01	Non-Technical Salaries, per Form H-630 attached	$[illegible]		
	Add 10% for Increments & Changes during Project Life	[illegible]		
	Add Over-run per Note #1	[illegible]		
	Add to round off	[illegible]	[illegible]	
[illegible]	Retirement & Pension Costs:			
	Salaries to Completion			
	1410.01 21,471.			
	.021 7,962.			
	.024 1,477.			
	Total 30,911.			
	OASI rate, 1966 to include			
	State Administrative Fees 4%			
	State Retirement Plan 8%			
	State Health Benefits Plan 3%			
	15%	4,637.		
	Add Over-run per Note #2	3,608.	8,245.	
[illegible]	Administrative Overhead			
	Requirements per Schedule #1	13,165.		
	Reduced by Balance in Account at 6/30/65	(5,100.)		
	Net Required		8,065.	
[illegible]	Outside Administrative Costs			
	Reduce authorization by balance of Outside Administrative Fee unutilized since Budget #5, November 15, 1955		(1,088.)	
	Administrative Overhead Sub-Total			53,722.
[illegible]	Publications:			
	Brochures & Pamphlets relating to re-planned land use	2,500.		
	Pro-rata share of Agency's Publications and Library Expense	250.		
	Add Over-run per Note #3	2,250.	5,000.	5,000.
	Total Requested Line 2a			[illegible]
[illegible]	Travel Expense Estimate			
	Agency Annual Auto Expense	1,000.		
	Local Fares & Travel Expenses	650.		
	Conferences & Seminars	2,400.		
	Annual Estimate	4,050.		
	Apportion 12½% for 2 years	1,200.		
	Less Balance in Account at 6/30/65	[illegible]	[illegible]	

Exhibit No. 11

Account No.	Item	Account Commitment	Account Total	Line 1
1475.	Office Furniture & Fixture Reduced Unutilized Balance			[illegible]
	Legal Services			
1410.024	LPA Staff Salaries per Form H-630	1,[illegible].		
	Add 10% for Increment & Charges	1[illegible].		
		1,478.	[illegible]	
1415.01	Agency General Counsel 12½% Annual Rate of $13,000. for 24 months	3,250.		
	Loan Counsel Fees for 5 loans @ $250.	1,250.	4,500.	
1415.02	Legal Fees - Acquisition Title & Curative Work in acquiring land for City Est.	500.	500.	
1415.04	Legal Fees - Disposition Title & Curative Work in Disposing of land to new redevelopers. Similar to curative work required in UR N.J. 2-1	3,500.	3,500.	
			9,[illegible].	
	Net Over-run per Note No. 3		[illegible].	10,9[illegible]
	Survey and Planning Costs:			
1410.021	LPA Staff Salaries, per Form H-630	7,238.		
	Add 10% for Increment & Charges during project execution	727.		
	Sub-Total	7,965.		
	Less Balance in Account @ 6/30/65	900.	7,065.	
1430.	Consulting Architect, approved by URA letter 4/21/65	3,500.		
	Survey & Study for Redevelopment Uses	500.		
	Sub-Total		4,000.	11,065.
	Note: Over-run of $600. represents payments to 6/30/65 under Consulting Architect's Contract			
	Acquisition Expenses:			
1440.02	Acquisition Appraisals: Over-run at 6/30/65 Caused by expenditures within budget line item, without adjusting line component costs.		2,[illegible]	
[illegible]	Option Negotiations - Relinquish balance unutilized at 6/30/65			
[illegible]	Title Information: Title documents per approved cost subject to URA letter of 7/20/65	300.		

Project No. 11

Account No.	Item	Account Component	Account Total	[illegible]
	Add over-run at 6/30/65 Caused by expenditures within budget line item without adjusting line item component costs.	6,[illegible]	6,[illegible].	
1440.05	Sundry Acquisition Costs- Direct Purchase Fees and Incidental Costs	1,031.		
	Balance in Account as 6/30/65	1,031.		
	Net Additional requirement		-0-	
1440.06	Sundry Acquisition Costs - Condemnation - Relinquish unutilized balance @ 6/30/65 to adjust accounts .02 & .04 above		(9,316.)	
	Line Item Total			[illegible]
1450.	Site Clearance Costs:			
	Estimated Cost of Demolition of Agency Office located on site			[illegible]

St. John's [illegible]

Budget No. 11

Formation of Temporary Operation [illegible]

Schedule [illegible]

[illegible] No.	Item	Component	[illegible]
[illegible]	Rent Income Apply excess of rent income received to other accounts		(21 [illegible])
1440.031	Repairs - Over-run @ 6/30/65		[illegible]
1440.032	Wages & Janitors - Over-run @ 6/30/65		11 [illegible]
1440.033	Fuel, Light & Power		[illegible]
1440.034	Insurance - Estimated Requirements [illegible]	[illegible]	
	Over-run @ 6/30/65	[illegible]	[illegible]
[illegible]	Sewer and Water Charges, Over-run @ 6/30/65		[illegible]
[illegible]	Outside Management Fees - Over-run @ 6/30/65		[illegible]
[illegible]	Losses & Charge-offs - Over-run @ 6/30/65		[illegible]
	Sub-Total		[illegible]
[illegible]	Real Estate Taxes: Tax Liability, per schedule attach. 74,149. Less Available in Account @ 6/30/65	21,928.	[illegible]
1420.02	Interest - Based on First Series 1965 which is $23,104. 2nd Series 1965 et seq. will be reduced, Estimate $20,000 - per year for 2 years		[illegible]
1.49.	Other Income Expected on Investments maturing 9/9/65	236.	
	Apply Balance at 6/30/65	257.	[illegible]
1440.01	Real Estate Purchases Remove Re-purchase of Semi-Public Strip provided in Budget No. 10, per Note # 5	14[illegible],255.	
	Less additional tax accrual	5,062.	14[illegible]
[illegible]	Project Inspection Fee 3/4 of 1% on net increase		
[illegible] 16	Contingencies - 15% of Line 15 net increase		

St. Joan's Trust

Computation of Administrative Overhead

Schedule # 1

	Annual Base	24 Month Base
Rent	$24,000.	[illegible]
Telephone	[illegible]	[illegible]
Telegraph & Postage	[illegible]	[illegible]
Insurance	1,200.	[illegible]
Commissioners Meetings	1,200.	[illegible]
Office Supplies	3,600.	[illegible]
Office Cleaning Services	2,700.	[illegible]
Light, Heat & Utilities	3,600.	[illegible]
Machines Rentals	300.	[illegible]
Reproduction Costs	2,400.	[illegible]
	$40,[illegible]	$[illegible]

12½% (8 Major Projects) [illegible]

Add - Specific Project Insurance [illegible]
12½% of Moving Costs (Including new office partitions and decorating) $10,000. [illegible]

St. John's Project

Budget No. 11

Page No. 1

Authorizations through budget No. 10 [illegible] of $140,618. This figure contemplated project completion [illegible] 1963 and forecast a small staff - at times reduced to only five employees. The increase in staff together with the [illegible] planning of a project parcel and the activities connected with conveyance of land and supervision of developer's construction have caused a corresponding increase in staff activity relating to this project.

In conformity with the accounting principle of [illegible] charges to the specific work performed the Agency has [illegible] original [illegible] fees. The charges to the project are [illegible] been duly audited and found eligible.

The amount of the over-run at June 30, 1963 - [illegible] in line 2a of page 4, form H-690 is $18,371.

Sr. Res[illegible]. Proj.

Budget No. 11

Note No. 2

An overrun of $3600, is reflected on Line [illegible] Form A-650 as June 30, 1965. This was caused by [illegible] that a lower rate was used in early estimates, and [illegible] project life was extended, State Retirement and Health [illegible] into effect since the date of approval of Budget No. 10 [illegible] The following budgets made no provision for this expense even though they contained salary provisions:

Budget No.	Date of Approval
1	9/10/52
7	9/16/60
8	1/19/61

Action being requested now is corrective of old estimates and omissions and reflects staff and time increase referred to in Note No. 1.

St. John's Project

Budget No. 11

Note No. 3

At the time of submission of Budget No. 3, approx[illegible] December 23, 1964 the Agency contemplated the hiring of 21 [illegible] Attorneys on the staff. This practice was soon discontinued. However, the total of the budgeted line item was not changed. As a result Account 1410.024 reflects an unused balance of $14,231., while Account 1415 reflects an over-run of $15,22[illegible]. This situation is now being adjusted.

The net over-run of $991. is a minor adjustment [illegible] increased staff and activity and for extension of project completion date.

St. John's Project

Budget No. 11

[illegible]

The compilation and approval of Budgets 1 through 10, from September 10, 1952 to February 21, 1955, largely ignored provision of specific estimates for individual component accounts, and completely [illegible] adjustments between component accounts within the line item. As a result of such action in Budgets 1, 2, 4, 5, 7 and 9, the results of accumulation and expenditure in Budget Line Item 7a are:

Cost Forecast - Operations of Property

		Latest Approved Budget	Used 6/30/65	Balances 6/30/65
1448.01	Rent Income	(29,746.)	(52,052.)	22,306.
.031	Repairs		4,281.	(4,281.)
.032	Wages & Janitors	7,987.	19,305.	(11,318.)
.033	Fuel, Light & Power		7,912.	(7,912.)
.034	Insurance		8,124.	(8,124.)
.035	Sewer & Water		1,687.	(1,687.)
.036	Real Estate Taxes	45,000.	23,072.	21,928.
.037	Outside Management	5,830.	7,178.	(1,348.)
.04	Charge-offs		10,815.	(10,815.)
		$29,071.	$[illegible]	$[illegible]

Our purpose in Budget No. 11 is to adjust the component accounts to reflect actual costs.

With regard to what appears to be over-runs in the main accounts these over-runs are due to the circumstance that in previ[illegible] approved budgets component accounts were not analyzed in detail [illegible] the line item total. As a result, there were no budgeted [illegible] authorizations to pair against account charges. Past approve[illegible] made no adjustments as long as there was a balance in the line [illegible] This situation does not reflect a true over-run.

The cumulative total over-run was caused by continuin[illegible] [illegible]rance and snow-clearing costs on the unconveyed portions of [illegible]ject land during the extended life period of the project.

* * *

With regard to the real estate taxes under Account [illegible] we first wish to explain that the Agency is liable for payment [illegible] real estate taxes, as was established in our justification for [illegible] No. 3 of December 23, 1954 and Budget No. 4 of August 4, 1955.

Note No. 4

With the approval of Budget No. 4, [illegible] the [illegible] of $42,000, and raised the [illegible] [illegible] $70,000 in time to by $70,000, to make a total of $141,000. [illegible] was an error and merely [illegible] [illegible] budgetary authorization for all other costs. (See [illegible] of narrative which accompanied Budget No. 4) This action is [illegible] the seeming over-runs above.

At the time of the approval of Budgets 3 and 4, the [illegible] tax liability was $69,200. This is the figure which [illegible] have been approved in Account 1448.036 on August 8, 1955.

Since that time, and due to the extension of the execution stage, taxes increased by reason of [illegible] [illegible] [illegible]. The Agency has prepared a computation of tax liability by individual parcels and submits it in this budget. That [illegible] estimates taxes due in the amount of $97,470.

St. Louis Park

Project No. 11

Code No. 7

In Budget No. 10, approved February 21, 1961 [illegible] price was asked to provide for [illegible] under decree in the suit of Feldman vs. Urban Redevelopment Inc., (a former redeveloper).

In the opinion of this Agency, this was an incorrect [illegible]. The repossession was in fact a cancellation of a Sale of [illegible] Land and proper accounting procedure dictates that instead [illegible] Gross Proceed Cost by charging Real Estate Purchase we should have decreased Proceeds from Sale of Land, Line A9 on [illegible]-200). To illustrate the effects of this transaction, [illegible] it may happen two times during the course of the [illegible] also real estate costs by another $[illegible]. This [illegible]

To properly reflect real estate purchase costs and proceeds from the sale of land, we are changing the debit from a charge to Purchases to a reduction of Sales.

* * *

The transaction above was further complicated by the fact that the Agency incurred a tax cost, caused by the gap between the [illegible] of the court decree and the receipt of the direct loan from URA.

Under Account 1440.01, Manual Section 60-2-4, amounts disbursed [illegible] prior-year taxes are to be charged to Real Estate Purchases. We therefore request the tax charge of $5,062. be added to this account on line item 17.

[illegible]

[illegible]

[illegible]

[illegible]

The budget approved [illegible] by HHFA [illegible] budget [illegible] included $69,[illegible] for Real Estate Property Tax in the Contingencies Account [illegible] pending a decision [illegible] the liability of the [illegible] these Real Estate Taxes on property acquired by the City. A [illegible] opinion from Bernard German, General Counsel for the Jersey City Redevelopment [illegible] submitted to the HHFA on June [illegible], 1955. On June 24, Mr. [illegible], General Counsel, advised this Agency [illegible] with Mr. German's Opinion to Real Estate Taxes constituting a lien upon the property and be paid. $45,000.00 will be needed to meet this requirement. We, therefore, request a transfer of $26,000.00 from the Contingencies Account to the Temporary Operation of Acquired Property Account. This transfer will result in a net [illegible] $45,000.00 which will enable us to fulfill our obligations City of Jersey City relative to Real Estate Taxes on acquired property.

Note: The $69,200.00 used as an estimate in Budget #[illegible] predicated upon the acquired property up to the time of [illegible] of land to private Redevelopers. The City of Jersey [illegible] removed the acquired properties from the tax rolls upon the expiration of the year during which they were acquired [illegible] reducing taxes to the $45,000.00 figure.

R-231 (R-191-4) LEGAL DATA

(Table of Contents for this
Section appears on the
following page)

R-231 LEGAL DATA

TABLE OF CONTENTS

- Resolution of LPA authorizing filing of Part I.
- Resolution of LPA approving Plan.
- Opinion of LPA Counsel respecting Plan.
- Draft sample Resolution of Planning Board approving Revised Redevelopment Plan.
- Draft Ordinance of Governing Body of City approving Plan.
- Draft Resolution of Governing Body authorizing execution of Cooperation Agreement.
- Draft Cooperation Agreement
- Proposed Text of Notice of Public Hearing

RESOLUTION OF THE [illegible]
SIONERS OF THE JERSEY [illegible]
URBAN RENEWAL [illegible]
OF AN AMENDED [illegible]
AND [illegible]

WHEREAS, it is [illegible] Jersey City Redevelopment Agency [illegible] of the [illegible] assistance provided by Title I of the Housing Act of 1949 [illegible] carry out the urban renewal project described as the [illegible] project and located generally on the north by St. [illegible] West by Duffy Avenue, [illegible] by [illegible] on Kennedy Boulevard and Sumer Avenue [illegible] project', and

WHEREAS, it is recognized that the Federal [illegible] financial assistance pursuant to said Title I will [illegible] obligations and responsibilities upon the Local Public Agency [illegible] among other things (1) the provision of local [illegible] (2) a feasible method for the relocation of families displaced [illegible] project area; and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban [illegible] and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the [illegible] 1949, as amended; and

[illegible]

[illegible]

of the Jersey City [illegible]:

1. [illegible]

   [illegible] assured of [illegible] compliance by the Jersey City Redevelopment Agency [illegible] Agency effectuating Title VI of the Civil [illegible]

2. That an application [illegible] ment Agency [illegible] in the amount [illegible] and [illegible] grant and a relocation grant to the full amount avai[illegible] for undertaking and financing the Project is hereby approved, and that the Executive Director is hereby authorized and directed to executed and to file such application with [illegible] provide such [illegible] documents as may be required in behalf of said Agency and to act as the [illegible] City Redevelopment Agency.

CERTIFICATE OF AUTHORIZATION

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Board of Commissioners (hereinafter called the "Governing Body") and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 31 day of August, 1965, entitled:

RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE FILING OF AN AMENDED APPLICATION FOR LOAN AND GRANT FOR PROJECT NO. UR N.J. 2-2

3. The resolution has been duly recorded in the minutes of the meeting and is now in full force and effect.

4. The meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or the bylaws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, the bylaws, or otherwise, incident to the proper adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out, and otherwise observed.

5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 31 day of August, 1965.

(SEAL)

Secretary of the Agency

[illegible]

RESOLUTION OF JERSEY CITY REDEVELOPMENT AGENCY APPROVING THE REVISED REDEVELOPMENT PLAN FOR THE ST. JOHN'S URBAN RENEWAL [illegible]

WHEREAS, in connection with an application [illegible] City Redevelopment Agency to the Housing and Home Finance Administration for financial assistance under Title I of the Housing Act of 1949, as amended, the approval by the Governing Body of the Jersey City Redevelopment Agency of a Redevelopment Plan for the project area involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the Jersey City Redevelopment Agency under [illegible] I; and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Section 106 (f) of said Title [illegible] require that the conditions under which the Jersey City Redevelopment Agency will make Relocation Payments in connection with the Urban Renewal Project contemplated by said application be officially approved by the Governing Body of Jersey City Redevelopment Agency; and

WHEREAS, there was presented to this meeting of the Governing Body of Jersey City Redevelopment Agency, for its consideration and approval, a copy of Revised Redevelopment Plan for said project area dated September, 1965, which plan is entitled "Revised Redevelopment Plan for the St. John's Project Area, Project No. U.R. N.J. 2-2 (revised September 1965)," consist[illegible] 12 pages, 1 exhibit and 2 maps; and

WHEREAS, THE Revised Redevelopment Plan [illegible] considered at said meeting; and

WHEREAS, the Governing Body of the Jersey City Redevelopment Agency is cognizant of the conditions that are [illegible] undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including [illegible] ting discrimination because of race, color, creed, or national origin with respect to housing facilities related to [illegible] use, and all public facilities within a project area, [illegible] cilities proposed as non-cash local grants-in-aid, and [illegible]

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY:

1. That the Revised Redevelopment Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of said Redevelopment Plan with the minutes of this meeting; and

2. That the redevelopment of the project area for predominantly residential uses is necessary for the proper development of the community.

[illegible]
COUNSELORS AT LAW
[illegible]

[illegible]

OPINION OF [illegible]
[illegible]

[illegible]

[illegible] City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Re: Urban Renewal Plan for St. John's Project Area, Project No. UR N.J. [illegible]
Jersey City, New Jersey

[illegible] Sirs:

I am an attorney-at-law [illegible] to practice in [illegible] Jersey. [illegible] counsel for the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") in the above-identified project, my opinion, including factual statements requested by the Housing and Home Finance Agency, is as follows:

1. The Plan which was the subject of [illegible] opinion dated June 24, 1960, is proposed to be amended by the [illegible] entitled "Revised Redevelopment Plan for St. John's [illegible] [illegible] 2-2" which document is more specifically identified as follows:

A mimeographed document dated September, 1965, entitled "Revised Redevelopment Plan for St. John's Project Area, UR N.J. 2-2" consisting of 12 pages, 1 exhibit [illegible] 2 maps for the project [illegible] aforementioned project, hereinafter referred to as the "Plan."

2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the [illegible]

KRIEGER, CHODASH AND POLITAN
COUNSELLORS AT LAW
SUITE 1031
821 BERGEN AVENUE
JERSEY CITY, N. J. 07306
(201) OL 3-2026

HAROLD KRIEGER
BENJAMIN H. CHODASH
POLITAN
JOHN J. CARLIN

Jersey City Redevelopment Agency December 14,

Council of the City of Jersey City and by the Planning Board as a valid Plan, meeting all the requirements of State and local law and Title I of the Housing Act of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous, and does not provide for any illegal discriminatory action or illegal preferential action or requirement.

3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.

4. (a) The Plan includes all the provisions, drawings, maps documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.

(b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.

(c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to

KRIEGER, CHODASH AND POLITAN
COUNSELLORS AT LAW
[illegible]
[illegible] BERGEN AVENUE
JERSEY CITY, N.J. 07306
[illegible]
[illegible]

HAROLD KRIEGER
BENJAMIN H. CHODASH
[illegible]

Jersey City Redevelopment Agency December [illegible], [illegible]

[illegible] of the City of Jersey City and by the Planning Board [illegible] a valid Plan, meeting all the requirements of State and [illegible] law and Title I of the Housing Act of 1949, as amended, [illegible] is reasonably clear, definite, and unambiguous, and does not [illegible] any illegal discriminatory action or illegal preferential [illegible] requirement.

3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and complies with legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.

4. (a) The Plan includes all the provisions, drawings, maps documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.

(b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.

(c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to

KRINGEN, CHODAT AND POSTAL
COUNSELLORS AT LAW
[illegible]
[illegible] AVENUE
JERSEY CITY, N. J. 07306
[illegible]

definite areal objectives respecting appropriate land uses, improved traffic improved public transportation, improved public utilities, and improved recreational and community facilities in Jersey City.

(d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.

(e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonable, clear and legally effective.

(f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.

5. To my knowledge with following exception there is no pending or threatened litigation of any kind concerning the Plan.

(a) A Complaint has been filed with the Hudson County District Court on August 23, 1965 by Nora Regan,

KRIEGER, CHODASH AND POLITZ
COUNSELLORS AT LAW
[illegible]
621 BERGEN AVENUE
JERSEY CITY, N. J. 07306
[illegible]

[illegible]

Jersey City Redevelopment Agency December [illegible] 1957

Plaintiff, against the Jersey City Redevelopment Agency, Defendant, [illegible] and injunction instituted by the Plaintiff [illegible] to negligent sidewalk construction and maintenance. Said Complaint is still pending. It is my opinion that said pending litigation will have no adverse effect on the Plan.

6. It is my opinion that the modification of the Plan will not materially affect any persons holders of insured [illegible] property, and do not, therefore, require written approval of these parties.

Very truly yours,

HAROLD KRIEGER
General Counsel

HK/vmf

DRAFT SAMPLE

RESOLUTION OF THE PLANNING BOARD OF THE CITY OF JERSEY CITY APPROVING THE REVISED REDEVELOPMENT PLAN FOR THE ST. JOHN'S PROJECT AREA, AND FINDING THAT THE ST. JOHN'S URBAN RENEWAL PROJECT CONFORMS TO THE MASTER PLAN OF THE CITY OF JERSEY CITY

WHEREAS, the Jersey City Redevelopment Agency has submitted a Revised Redevelopment Plan for the St.John's Project Area (U.R. N.J. 2-2) (revised September, 1965), a copy of which is attached and made part of this resolution; and

WHEREAS, the Division of Planning has carefully reviewed said Plan and recommends that the Planning Board find that the successful execution of the project is vital to the development of the City as a whole, and that the Plan conforms to the Master Plan of the City of Jersey City; and

WHEREAS, the Planning Board of the City of Jersey City has reviewed said Plan and finds:

(a) The Plan conforms to City objectives as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; and

(b) Sufficient information has been provided as to proposed land uses and building requirements in the area; and

(c) No relocation problems will result from the project;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the City of Jersey City approves the Revised Redevelopment Plan for the St. John's Project Area (U.R. N.J. 2-2) (revised September, 1965);

AND BE IT FURTHER RESOLVED, that the Planning Board of the City of Jersey City finds that the Revised Redevelopment Plan for the St. John's Project Area (U.R. N.J. 2-2) (revised September, 1965) conforms to Master Plan of the City of Jersey City, the general plan for the development of the City as a whole.

Dated:

William George, Chairman
Jersey City Planning Board

This is to certify that the foregoing is a true copy of the resolution adopted by the Commissioners of the Planning Board of the City of Jersey City at a meeting held

James P. McDonough, Clerk
Jersey City Planning Board

DRAFT

PUBLIC NOTICE
CITY ORDINANCE NO.

AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY APPROVING THE REVISED REDEVELOPMENT PLAN, IDENTIFIED AS "THE ST. JOHN'S URBAN RENEWAL PROJECT."

WHEREAS, under the provisions of Title I of the Housing Act of 1949 as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to public agencies for undertaking and carrying out slum clearance and urban development projects; and

WHEREAS, it is provided in such act that contracts for financial aid thereunder shall require that the Revised Redevelopment Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that (1) the financial aid to be provided in the contract is necessary to enable the land within the project area to be redeveloped in accordance with the Revised Redevelopment Plan; (2) the redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such areas by private enterprise; and (3) the Revised Redevelopment Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, the Jersey City Redevelopment Agency (herein called the "Local Public Agency") has applied for financial assistance under such Act and has entered into contracts for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds are provided for the slum clearance and urban redevelopment project (herein called the "Project") identified as "The St. John's Urban Renewal Project" and comprising the area bounded by St. Paul's Avenue, Summit

Avenue, Newark Avenue, Kennedy Boulevard, Van Winkle Avenue and Huron Avenue (herein called the "Project Area") City of Jersey City, State of New Jersey (herein called the "Locality"); and

WHEREAS, the Local Public Agency proposes to apply for additional financial assistance under such Act and [illegible] an additional contract or contracts with the Housing and Home Finance Administrator making available additional financial assistance for the Project; and

WHEREAS, there has been prepared and referred to the Municipal Council of the City of Jersey City (herein called the "Governing Body") for review and approval a revised redevelopment plan for the Project Area, identified as "Revised Redevelopment Plan for St. John's Project Area" dated September [illegible]

WHEREAS, a general plan has been prepared [illegible] nized and used as a guide for the general development of the locality as a whole; and

WHEREAS, the Planning Board of the City of Jersey City, which is the duly designated and acting official planning body for the Locality; has submitted to the Governing Body its report and recommendations respecting the Revised Redevelopment Plan for the Project Area and has certified that said Revised Redevelopment Plan conforms to the said general plan for the Locality as a whole, and provides as an outline for the replanning, development or redevelopment of the Project Area sufficient to indicate its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements; proposed land uses and building requirements in the Project Area; provisions for the [illegible]

permanent relocation of persons living in the Project Area by arranging for decent, safe, and sanitary dwelling units at rents within the means of persons displaced from the Project Area; and the Governing Body has duly considered said report, recommendation and certification of the planning body, and

WHEREAS, said Revised Redevelopment Plan for the Project Area prescribes certain land uses for the Project Area and will require, among other things, changes in zoning, the vacation and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the revised Redevelopment Plan forthe Project, in conformity with the contract or contracts for financial assistance between the Local Public Agency and the Housing and Home Finance Administrator:

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City, as follows:

1. That the Revised Redevelopment Plan for the Project aforementioned, having been duly reviewed and considered is hereby approved;

2. That it is hereby found and determined pursuant to provisions of Chapter 506 of the Laws of 1949 as amended and supplemented and the statutess in such case made and provided that such Revised Redevelopment Plan for the Project Area conforms to said general plan of the locality and provides an outline for the replanning, redevelopment or development of the Project sufficient to indicate its relationship to definit

traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; [illegible] uses and building requirements in the Project Area; providing for the temporary and permanent relocation of persons living in the Project Area by arranging for decent, safe and sanitary dwelling units at rents within the means of persons displaced from the Project Area;

3. That it is hereby found and determined that the financial aid provided and to be provided pursuant to said contract for financial assistance pertaining to the Project is necessary to enable the land in the Project Area to be redeveloped in accordance with the Revised Redevelopment Plan for the Project Area;

4. That it is hereby found and determined that the above-mentioned redevelopment plans for the redevelopment areas in the locality will afford maximum opportunity consistent with the sound needs of the Locality as a whole, for the redevelopment of such areas by private enterprise;

5. That in order to implement and facilitate the effectuation of the Revised Redevelopment Plan hereby approved it is found and determined that certain official action must be taken by this body with reference, among others to changes in zoning, the vacation and removal of streets, alleys and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities and accordingly, this body hereby: (a) pledges its cooperation in helping to carry out such Revised Redevelopment Plan; (b) requests the various officials, departments, boards and agencies of the locality having administrative responsibilities in the premises, likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Revised

Redevelopment Plan; and (c) [illegible] appropri[illegible] action upon proposals and [illegible] [illegible]ate said Redevelopment Plan; and

6. That additional financial assistance under the provisions of Title I of the Housing Act of 1949 [illegible] necessary to enable the land in the Project Area to [illegible] in accordance with the herein Redevelopment Plan [illegible] Area and, accordingly, the filing by the Local Public [illegible] of an application or applications for such financial [illegible] under Title I of the Housing Act of 1949 as amended is hereby approved.

7. That the City Clerk of the City of [illegible] City be, and he is hereby authorized, empowered and directed [illegible] and independent certificate attesting to the matters [illegible] forth.

DRAFT

RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY AUTHORIZING MAYOR THOMAS J. WHELAN TO EXECUTE A COOPERATION AGREEMENT FOR THE ST. JOHN'S URBAN RENEWAL PROJECT;

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in said Act that contracts for financial aid thereunder require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford the maximum opportunity consistentwith the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conform to a general plan for the development of the locality as a whole; and

WHEREAS, the Jersey City Redevelopment Agency, with the cooperation of the City of Jersey City proposes to undertake, develop and carry out an Urban Renewal Project known as the St. John's Urban Renewal Project, UR N.J. 2-2, the redevelopment area whereof is described as follows and hereinafter [illegible] "Project".

Bounded by St. Paul's Avenue, Summit Avenue, [illegible] Avenue, Kennedy Boulevard, West Side Avenue, [illegible] (herein designated as "Project Area") [illegible]

WHEREAS, on January 11, [illegible] the City [illegible] Board declared the St. John's Urban Renewal Project Area [illegible] 'blighted' in accordance with the requirements of the [illegible] Federal and State statutes; and

WHEREAS, on January 15, 1952 the Board of Commissioners of the City of Jersey City, by resolution unanimously [illegible] found and determined that the St. John's Urban Renewal [illegible] a blighted area and qualifies as an eligible project [illegible] 187 of the laws of 1949 as amended; and

WHEREAS, on January17, 1952 the Jersey City Planning Board approved the Redevelopment Plan for the St. John's Urban Renewal Project Area as prepared and presented by the Jersey City Redevelopment Agency; and

WHEREAS, on May 6, 1952 the Municipal Council of the City of Jersey City did approve and adopt an Ordinance which approved the Revised Urban Renewal Plan for the St. John's Urban Renewal Project as proposed by the Jersey City Redevelopment Agency; and

WHEREAS, Federal financial assistance will be provided [illegible] under an by virtue of the provisions of Title I of the Housing Act of 1949, as amended; and

WHEREAS, the City will also provide financial aid and cooperate with the Agency by making local grants-in-aid required under said Title I of the Housing Act of 1949, as [illegible]

WHEREAS, the Agency has made application [illegible] and Home Finance Administrator for Loan and Capital Grant [illegible] for the said Project, and pursuant [illegible] Agency proposes to enter into a Loan and Grant [illegible]

Housing and Home Finance Administrator for Federal [illegible] assistance under Title I of the Housing [illegible] for the purpose of carrying out the said Project; and

WHEREAS, as a prerequisite to said Loan and Grant Contract the Housing and Home Finance Administrator [illegible] assurance of cooperation on the part of the City that local grants-in-aid will be provided equal to one-third to the net cost of the Project; and

WHEREAS, the City will be required to furnish grants-in-aid as hereinafter estimated, and that such [illegible] are estimated at $756,127; and

WHEREAS, the Jersey City Redevelopment Agency has requested the City of Jersey City to enter into a Cooperation Agreement for the purpose of carrying out said [illegible] Urban Renewal Project, UR N.J. 2-2.

NOW, THEREFORE, BE IT RESOLVED that Mayor [illegible] Whelan is authorized and directed to enter into a [illegible] Agreement on behalf of the City of Jersey City with the Redevelopment Agency of the City of Jersey City providing for the additional local one-third of the City's share of the cost of St. John's Urban Renewal Project (UR N.J. 2-2) in accordance with the amended Loan and Grant Contract with the Urban Renewal Administration of the Housing and Home Finance Agency.

b

[illegible]

[illegible]

[illegible]

THIS COOPERATION AGREEMENT entered into [illegible]

[illegible] day of [illegible] 19[illegible]

CITY OF JERSEY CITY, [illegible]

[illegible] "City" and the JERSEY CITY REDEVELOPMENT [illegible]

[illegible] and referred to as the "Agency".

WITNESSETH THAT:

WHEREAS, under the provisions of Title [illegible] of 1949, as amended, the Housing and Home Finance Administ[illegible] is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and [illegible] wal include findings by the governing body [illegible] (1) [illegible] aid to be provided in the contract is necessary to enable [illegible] ject to be undertaken in accordance with the Urban Renewal Plan (Redevelopment Plan), (2) the Urban Renewal Plan [illegible] maximum opportunity, consistent with the sound needs [illegible] lity as a whole, for the rehabilitation or redevelopment [illegible] urban renewal area by private enterprise and [illegible] Plan conforms to a general plan for the locality [illegible] as a whole; and

[illegible]

[illegible] the City of Jersey City [illegible]

[illegible] Urban Renewal Project [illegible]

[illegible] designation as the "Project".

Bounded by St. Pauls Avenue, Summit Avenue, [illegible] Kennedy Boulevard, Van Winkle Avenue and Huron Avenue, (herein [illegible] "Project Area"), City of Jersey City, State of New Jersey (herein designated "Local"); and

[illegible] Urban Renewal [illegible] ments of appropriate Federal and State statutes; and

WHEREAS, on January 13, 1981 the [illegible] of the City of Jersey City, by resolution, unanimously proved, [illegible] and [illegible] [illegible]

[illegible]

[illegible]

[illegible]

[illegible] Agency; and

[illegible] after Public Hearing [illegible] Council of the City of Jersey City [illegible] approved the Revised Redevelopment [illegible] Project [illegible] Jersey City Redevelopment Agency; and

WHEREAS, the City Council [illegible] cooperate with the Agency by making local grants-in-aid required under said Title I of the Housing Act of 1949, as amended; and

WHEREAS, the Agency has made application to the Housing [illegible] grant funds for the said Project; and pursuant to such application, the Agency [illegible] Housing and Home Finance Administrator for [illegible]

[illegible]

[illegible] m the said [illegible]

[illegible] City Redevelopment Age[illegible]

As hereinafter provided, the City of [illegible]

[illegible] within the confines of the [illegible]

[illegible] rea to the Agency and shall be [illegible]

[illegible] for a sum mutually agreeable to the City and the Agency as a non-cash [illegible]

is greater or less than [illegible]

of the contributions t[illegible]

It is understood and agreed that the City shall pay those costs incurred by the Agency during the conduct of this Project which being related and necessary to the conduct of the project are determined after audit of the records of the Agency by the Urban Renewal Administration to be ineligible and not under the strict conditions and standards of the Housing and Home Finance Agency Title I program but which are proper costs

PROPOSED TEXT OF PUBLIC NOTICE ADVERTISING PUBLIC HEARING

Please take notice that the Jersey City Redevelopment Agency will hold a public hearing at 611 Summit Avenue, Jersey City, New Jersey, on the day of 1965, at 10:00 A.M., for the purpose of hearing persons interested in the St. John's Urban Renewal Project as described below, and for the purpose of considering the proposed revisions of the Jersey City Redevelopment Agency contained in the revised Redevelopment Plan to undertake in said area, pursuant to the laws of New Jersey, a redevelopment and urban renewal project undertaken with Federal assistance under Title I of the Housing Act of 1949 (Public Law 171 - 81st Congress), as amended, involving slum clearance and redevelopment. In so doing, the Agency has acquired land in the project area; reconstructed streets, utilities, playgrounds, and other project improvements; made land available for redevelopment by private enterprise as authorized by law, and has or will do any or all of the things in accordance with law as may be necessary for the undertaking and completion of said project.

The boundaries of the St. John's Urban Renewal Project area in which the proposed project is to be undertaken are as follows: Newark Avenue, Kennedy Boulevard, Van Winkle Avenue, Huron Avenue, St. Paul's Avenue and Summit Avenue.

A map of said area showing the boundaries of the area to be investigated and the location of the various parcels of property included therein has been prepared and can be inspected at the office of the Jersey City Redevelopment Agency at 611 Summit Avenue, Jersey City, New Jersey.

No relocation from the site, which is pr[illegible]ly vacant, is required. However, the already completed relocation program for this project of the Jersey City Redevelopment Agency is presently available for examination at the offices of the Agency and will be open for discussion at the hearing if any person so wishes.

At the hearing, which may be adjourned from time to time, any person, persons or organizations interested in the proposed project as contained in the Revised Urban Renewal Plan or who would be affected by a determination that the project should be undertaken will be afforded an opportunity to present oral or written objections and can be heard with respect to the matter under consideration.

Jersey City Redevelopment Agency

By: CHARLES C. NATHANSON
Executive Director

ST. JOHN'S URBAN RENEWAL PROJECT

Project No. UR N.J. 2-2

P A R T I

Revised

APPLICATION FOR LOAN & GRANT

Revised
September, 1965
March, 1966

TECHNICAL STAFF

Redevelopment Agency

David H. Bromberg, Project Manager
Chester H. Schneider, Fiscal Officer
Rodney J. Spence, Assistant Project Manager

Division of Planning

Robert G. Emerson, Assistant Director
Michael Abeloff, Principal Planner
Harold Weber, Senior Planner

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